

IN RE: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
S/S Spinnaker Reef Court, 84' W \*  
of the c/l Seneca Garden Road \* DEPUTY ZONING COMMISSIONER  
(15 Spinnaker Reef Court) \*  
15th Election District \* OF BALTIMORE COUNTY  
5th Councilmanic District \*  
\* Case No. 97-373-A  
  
Todd Eric Bull and  
Tammy Denise Martin - Petitioners\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance for that property known as 15 Spinnaker Reef Court, located in the vicinity of Seneca Garden Road in Bowleys Quarters. The Petition was filed by the owners of the property, Todd E. Bull and Tammy D. Martin. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing 8' x 16' shed to be located in the side yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

CASE FILED FOR FILING

Date

By


10/13/97

B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3<sup>rd</sup> day of April, 1997 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing 8' x 16' shed to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECORDED & FILED  
4/3/97  
[Signature]  
[Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

April 3, 1997

Mr. Todd E. Bull  
Ms. Tammy D. Martin  
15 Spinnaker Reef Court  
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
S/S Spinnaker Reef Court, 84' W of the c/l Seneca Garden Road  
(15 Spinnaker Reef Court)  
15th Election District - 5th Councilmanic District  
Todd Eric Bull and Tammy Denise Martin - Petitioners\*  
Case No. 97-373-A

Dear Mr. Bull & Ms. Martin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

✓ File





# Petition for Administrative Variance

## 97-373-A

### to the Zoning Commissioner of Baltimore County

for the property located at 15 SPINNAKER Reef CRT.  
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1, BCZR

To allow an existing shed to be located on the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

*Obstruction due to drainage + utility easement.  
Proposed site IF LOCATED IN REAR WOULD BLOCK FIRE EXITS*

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s).

TODD ERIC BULL  
(Type or Print Name)

Todd Eric Bull  
Signature

Tammy Denise Martin  
(Type or Print Name)

Tammy Denise Martin  
Signature

15 SPINNAKER Reef CRT. 410-335-5177  
Address Phone No

BALTO. MD. 21220  
City State Zipcode

Name, Address and phone number of representative to be contacted

TAMMY MARTIN  
Name

15 SPINNAKER Reef CRT. WORK-244-7456  
Address Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_ day of \_\_\_, 19\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: JRF DATE: 3-5-97

ESTIMATED POSTING DATE: 3-16-97



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 373

ORDER RECEIVED FOR FILING

Date

By

4/3/97  
[Signature]

# Affidavit in support of 97-373-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 15 Spinnaker Reef Court  
address  
Baltimore, Maryland 21220  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

To build proposed structures

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Todd Eric Bull  
(signature)  
Todd Eric Bull  
(type or print name)



Tammy Denise Martin  
(signature)  
Tammy Denise Martin  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of FEBRUARY, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

TODD ERIC BULL + TAMMY DENISE MARTIN

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

2-24-97  
date

Mary C. Lovell  
NOTARY PUBLIC

My Commission Expires: 9-1-97

MICROFILMED

ZONING DESCRIPTION FOR 15 Spinnaker Reef Court

**97-373-A**

Beginning at a point on the South side of Spinnaker Reef Court which is 41 feet wide at the distance of 84 feet West of the centerline of the nearest improved intersecting street Seneca Garden Road which is 50 feet wide. Being Lot #10, Block D, Section D in the subdivision of Seneca Harbor as recorded in Baltimore County Plat Book #64, Folio #129, containing .16 acres. Also known as 15 Spinnaker Reef Court and located in the 15th Election District, C5 Councilmanic District.

**# 373**

**15 SPINNAKER REEF COURT**

## No.

13564

AMOUNT \$ 50.00

ED Todd Bull

of Admin. Var.

ITEM # 373

Taken by: JRF

**FOR:**

15 Sp... ALABAMA STATE ARCHIVES  
ON 05/03/2017 10:05:05 -05

\$50.00

97-373-A

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 373

Petitioner: TODD E. Bull

Location: 15 SPINNAKER REEF CRT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: TODD E. Bull

ADDRESS: 15 SPINNAKER REEF CRT

BALTO. MD 21220

PHONE NUMBER: 410 335-5177

AJ:ggs

(Revised 09/24/96)

RECEIVED



**CERTIFICATE OF POSTING**

RE: Case No.: 97-373-A

Petitioner/Developer:  
(Tammy Martin)  
Date of Posting/Closing:  
(March 31, 1997)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at \_\_\_\_\_

\_\_\_\_\_ 15 Spinnaker Reef Court Baltimore, Maryland 21220 \_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ March 14, 1997 \_\_\_\_\_  
(Month, Day, Year)

Sincerely,

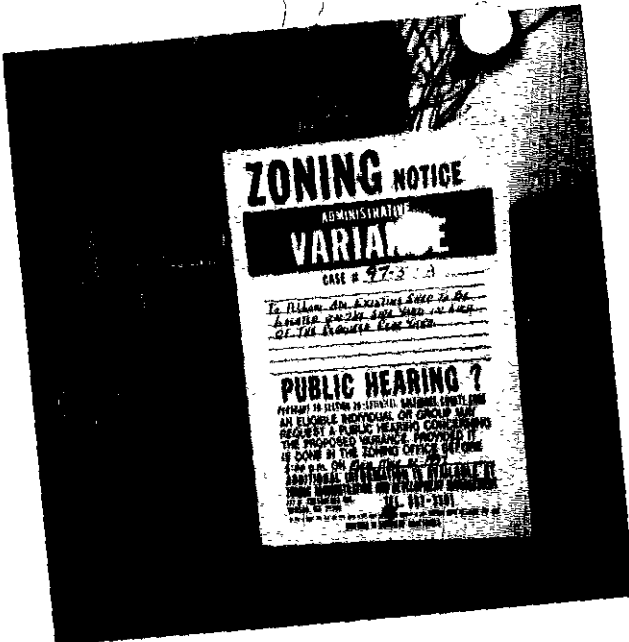
  
(Signature of Sign Poster & Date)

\_\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_  
(Printed Name)

\_\_\_\_\_ 325 Nicholson Road \_\_\_\_\_  
(Address)

\_\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_\_ (410)-687-8405 \_\_\_\_\_  
(Telephone Number)



97-373-A

# 373

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 3-16-97

Format for Sign Printing, Black Letters on a White Background:

## ZONING NOTICE

### ADMINISTRATIVE VARIANCE

Case No.: 97-373-A

TO ALLOW AN EXISTING SHED TO BE  
LOCATED ON THE SIDE YARD IN LIEU  
OF THE REQUIRED REAR YARD.

## PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING  
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON  
MARCH 31, 1997

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 13, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-373-A  
15 Spinnaker Reef Court  
S/S Spinnaker Reef Court, 84' W of c/l Seneca Garden Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Todd Eric Bull and Tammy Denise Martin  
Post by Date: 3/16/97  
Closing Date: 3/31/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

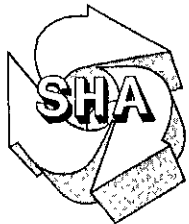
PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Todd Eric Bull and Tammy Denise Martin





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 3-14-77  
Item No. 373 JRF

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*L. J. Gredlein*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: March 12, 1997

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 342, 368, 369, 370, 372, 373, and 376

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Carol L. Kerns*

PK/JL

MICROFILMED

ITEM342/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: March 24, 1997

FROM: *RWB* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for March 24, 1997  
Item Nos. 370, 372, 373, 376 & Case No. CR-97-243

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:cab

cc: File

ZONE324.NOC

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM  
FROM: R. Bruce Seeley.  
Permits and Development Review  
DEPRM  
SUBJECT: Zoning Advisory Committee  
Meeting Date: March 17, 97

DATE: 3/13/97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

368	373
369	375
372	376

RBS:sp

BRUCE2/DEPRM/TXTSBP

UNRECORDED

# Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

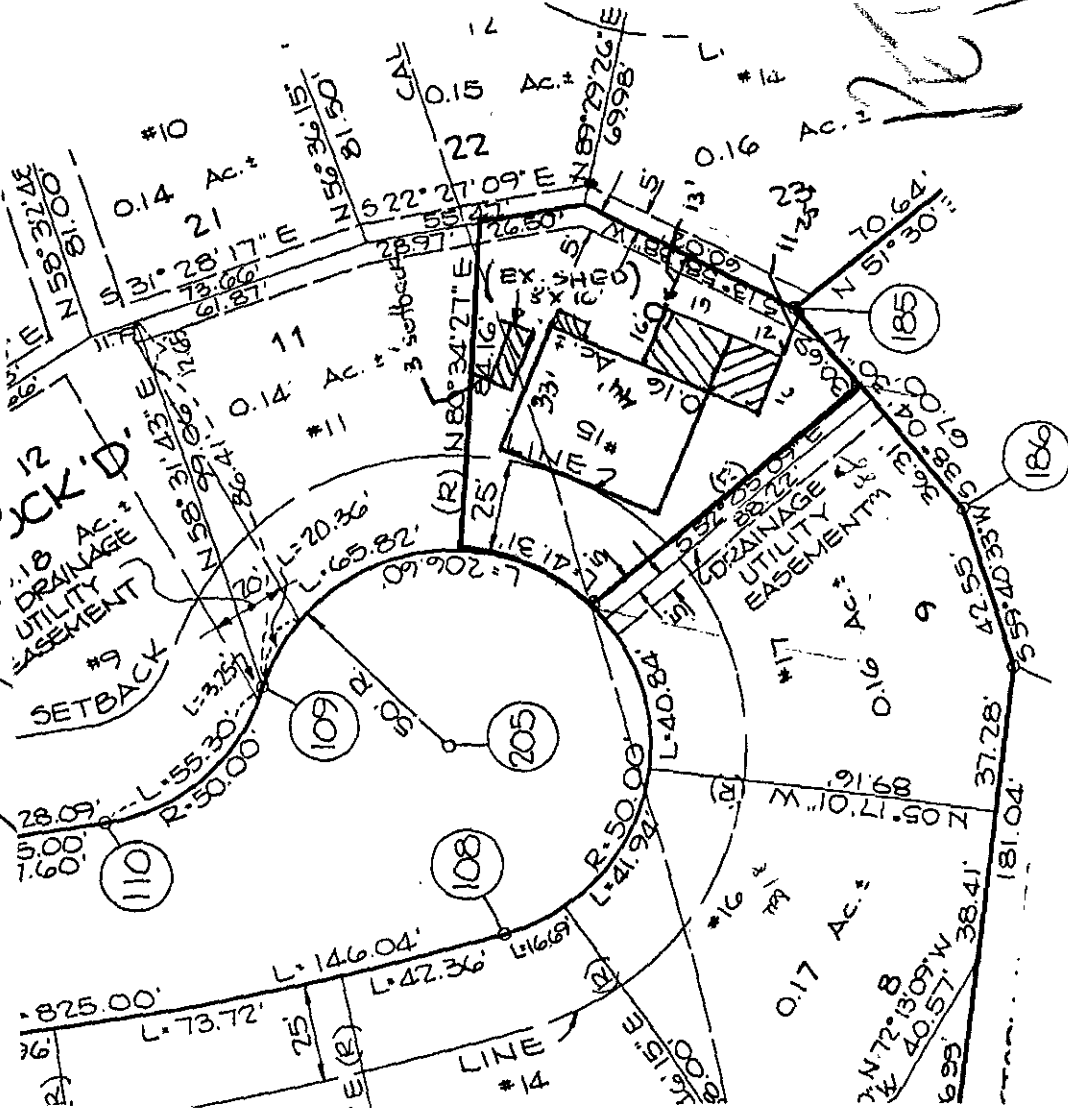
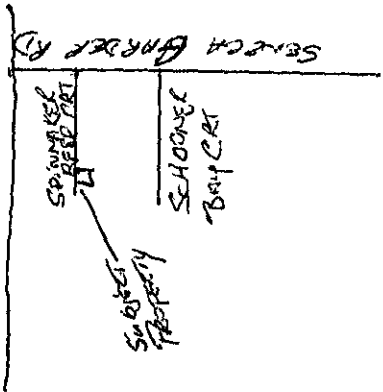
PROPERTY ADDRESS: 15 Spinnaker Reef Ct see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: SEAZEA BRIDGE

plat book # 6, folio # 129, lot # 10, section # D

OWNER: TORE E. BULL HENRY MARIN

**97-373-A**



## LOCATION INFORMATION

Election District: 15

Councilmanic District: C-5

1"-200' scale map #: NE 3K

Zoning: D.R. 5.5

Lot size: 16 acreage 6969 square feet

SEWER: ☒ public ☐ private  
WATER: ☒ public ☐ private  
Chesapeake Bay Critical Area: ☐ yes ☒ no  
Prior Zoning Hearings: NONE

## Zoning Office USE ONLY!

reviewed by: JEF ITEM #: 373 CASE #:

North

date: 3-5

prepared by: T.P.

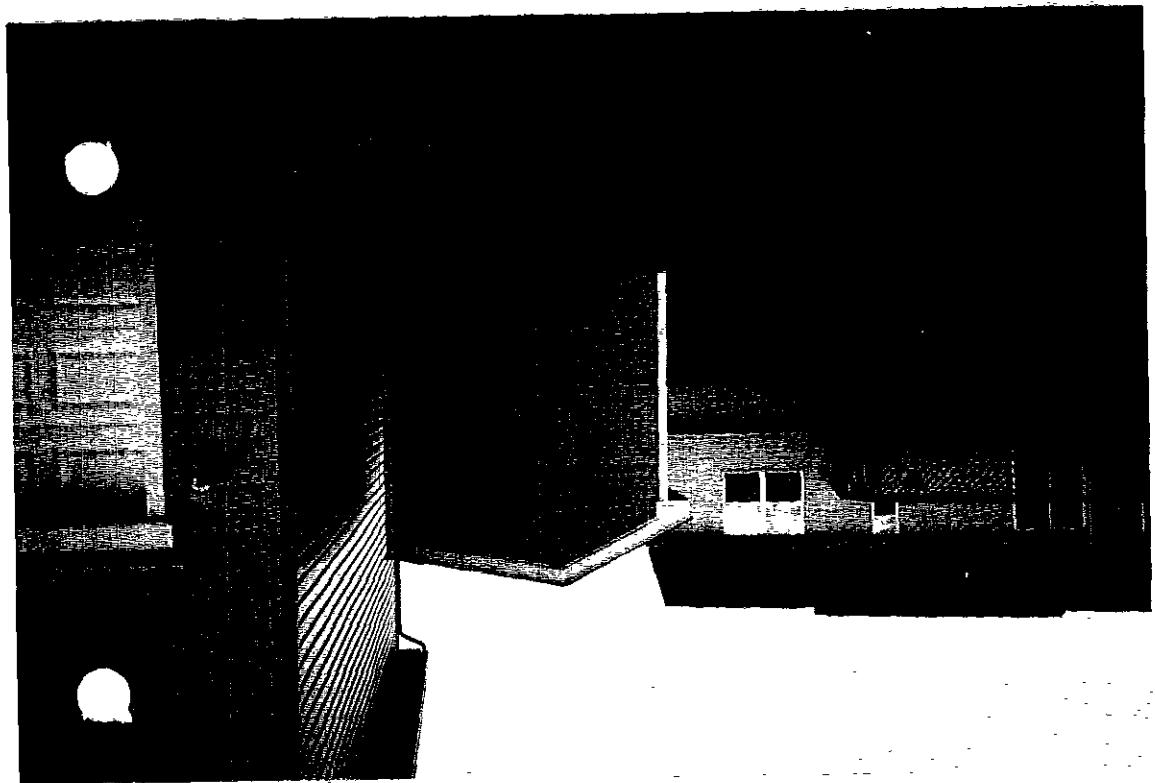
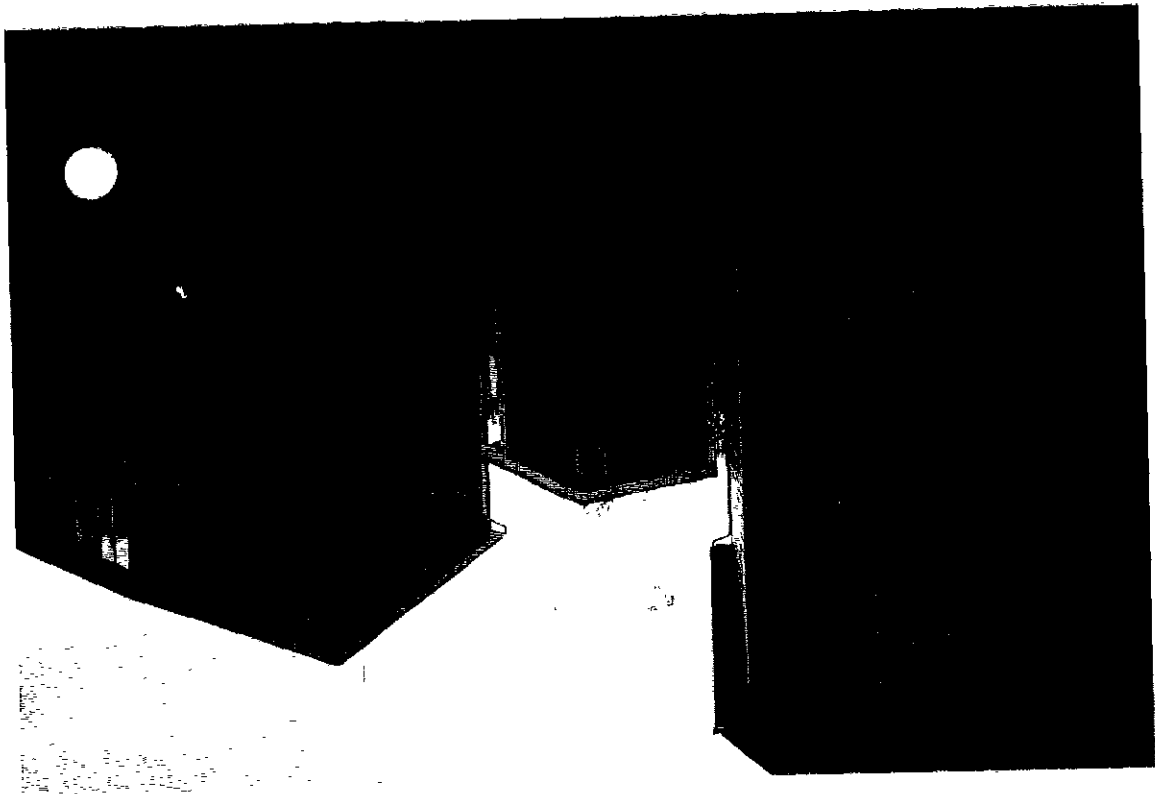
Scale of Drawing: 1"=50'





Baltimore County Zoning Commissioner  
Office of Planning and Zoning  
Suite 112 Courthouse  
400 Washington Avenue  
Towson, Maryland 21204

Mr. Todd E. Bull  
Ms. Tammy D. Martin  
15 Spinnaker Reef Court  
Baltimore, Maryland 21220







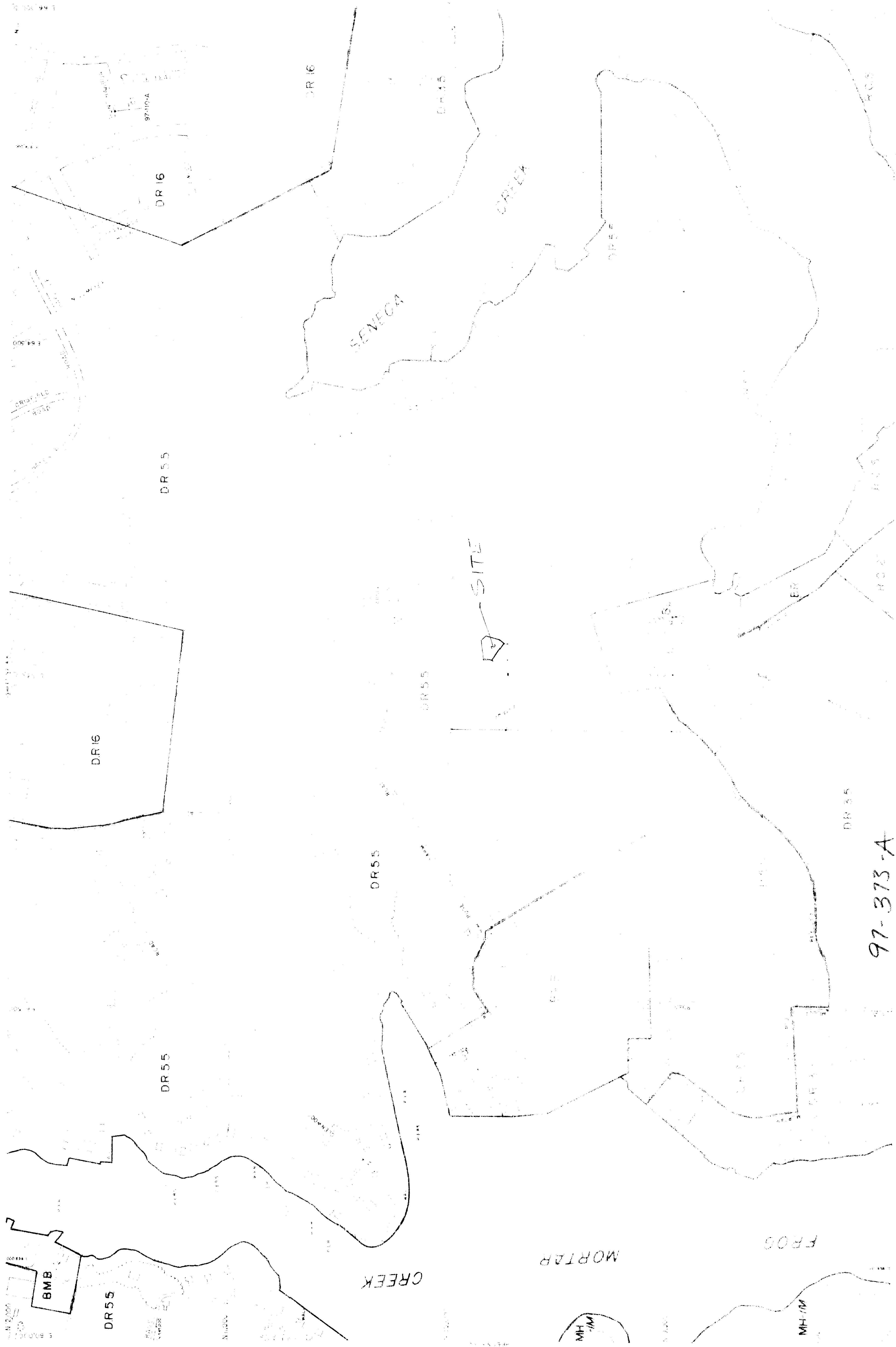


PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY 97-373-A  
OFFICE OF PLANNING AND ZONING #373  
PHOTOGRAPHIC MAP

SCALE 1" = 200' ±  
LOCATION SHEET  
DATE OF PHOTOGRAPHY JANUARY 1986  
BOWLEYS QUARTERS N.E. 3-K





97-373-A

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

#373

IN RE: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
S/S Spinnaker Reef Court, 84' W \* DEPUTY ZONING COMMISSIONER  
of the c/l Seneca Garden Road (15 Spinnaker Reef Court) \* OF BALTIMORE COUNTY  
15th Election District \* Case No. 97-373-A  
5th Councilmanic District  
Todd Eric Bull and  
Tammy Denise Martin - Petitioners\*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance for that property known as 15 Spinnaker Reef Court, located in the vicinity of Seneca Garden Road in Bowleys Quarters. The Petition was filed by the owners of the property, Todd E. Bull and Tammy D. Martin. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing 8' x 16' shed to be located in the side yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

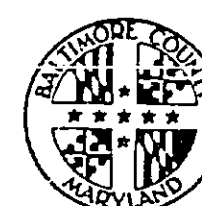
B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners. Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3<sup>rd</sup> day of April, 1997 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing 8' x 16' shed to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

April 3, 1997

Mr. Todd E. Bull  
Ms. Tammy D. Martin  
15 Spinnaker Reef Court  
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
S/S Spinnaker Reef Court, 84' W of the c/l Seneca Garden Road  
(15 Spinnaker Reef Court)  
15th Election District - 5th Councilmanic District  
Todd Eric Bull and Tammy Denise Martin - Petitioners\*  
Case No. 97-373-A

Dear Mr. Bull & Ms. Martin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File



## Petition for Administrative Variance 97-373-A to the Zoning Commissioner of Baltimore County

for the property located at 15 Spinnaker Reef Ct.  
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1, BCZR. To allow an existing shed to be located on the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

*Obstruction due to drainage & utility easement.  
Proposed 5.4 ft IF LOCATED IN REAR WOULD BLOCK FIRE EXITS*  
Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase/Lessee  
Type of Petition: Legal Owner  
Name of Petitioner: Todd Eric Bull  
Signature: *Todd Eric Bull*  
Name of Petitioner: Tammy Denise Martin  
Signature: *Tammy Denise Martin*  
Address: 15 Spinnaker Reef Ct. 410 335 5177  
City: BALTO State: MD Zip: 21220  
Name, Address and phone number of representative to be contacted:  
Tammy Martin  
15 Spinnaker Reef Ct. work 444 7456  
Name: Tammy Martin Phone No: 410 335 5177  
City: BALTO State: MD Zip: 21220

ORDER RECEIVED FOR FILING  
Date: 4/3/97  
By: JEP

REVIEWED BY: JEP DATE: 3-5-97  
ESTIMATED POSTING DATE: 3-16-97

Printed with Soybean Ink on Recycled Paper  
ITEM #: 373

## Affidavit in support of 97-373-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:  
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 15 Spinnaker Reef Court  
Baltimore, Maryland 21220  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: to build proposed structures

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.  
*Todd E. Bull* *Tammy Denise Martin*  
Type of Affiant: Legal Owner Legal Owner  
Name of Affiant: Todd Eric Bull Tammy Denise Martin  
City State Zip Code

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:  
I HEREBY CERTIFY, this 24th day of FEBRUARY, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared  
TODD ERIC BULL & TAMMY DENISE MARTIN

(the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.  
2-24-97  
My Commission Expires: 4-1-97

#### ZONING DESCRIPTION FOR 15 Spinnaker Reef Court

97-373-A  
Beginning at a point on the South side of Spinnaker Reef Court which is 41 feet wide at the distance of 84 feet West of the centerline of the nearest improved intersecting street Seneca Garden Road which is 50 feet wide. Being Lot #10, Block D, Section D in the subdivision of Seneca Harbor as recorded in Baltimore County Plat Book #64, Folio #129, containing .16 acres. Also known as 15 Spinnaker Reef Court and located in the 15th Election District, C5 Councilmanic District.

# 373

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 032664  
DATE MARCH 5 '97 ACCOUNT R-001-615-000  
AMOUNT \$ 50.00  
PAID TO TODD BULL  
OI Admin. No. ITEM # 373  
Taken by JEP  
15 Spinnaker Reef Ct.  
97-373-A



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

#### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 373

Petitioner: Todd E. Bull

Location: 15 Spinnaker Reef Ct

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Todd E. Bull

ADDRESS: 15 Spinnaker Reef Ct

BALTO, MD 21220

PHONE NUMBER: 410 335 5177

AJ:egs

(Revised 09/24/96)

#### CERTIFICATE OF POSTING

RE: Case No.: 97-373-A

Petitioner/Developer:  
(Tammy Martin)  
Date of Posting/Closing:  
(March 31, 1997)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at  
15 Spinnaker Reef Court Baltimore, Maryland 21220

The sign(s) were posted on March 14, 1997  
(Month, Day, Year)

I, \_\_\_\_\_,

(Signature of Sign-Poster & Date)

Thomas P. Ogil, Sr.

(Printed Name)

325 Nicholson Road

(Address)

Baltimore, Maryland 21221

(410) 587-8485

(Telephone Number)



97-373-A



IN RE: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
S/S Spinnaker Reef Court, 84' W \* DEPUTY ZONING COMMISSIONER  
of the c/l Seneca Garden Road \* OF BALTIMORE COUNTY  
(15 Spinnaker Reef Court)  
15th Election District  
5th Councilmanic District  
\* Case No. 97-373-A  
Todd Eric Bull and  
Tammy Denise Martin - Petitioners\*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance for that property known as 15 Spinnaker Reef Court, located in the vicinity of Seneca Garden Road in Bowleys Quarters. The Petition was filed by the owners of the property, Todd E. Bull and Tammy D. Martin. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing 8' x 16' shed to be located in the side yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

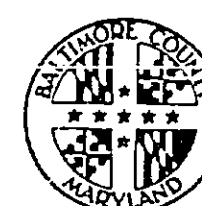
B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners. Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3<sup>rd</sup> day of April, 1997 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing 8' x 16' shed to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

April 3, 1997

Mr. Todd E. Bull  
Ms. Tammy D. Martin  
15 Spinnaker Reef Court  
Baltimore, Maryland 21220

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
S/S Spinnaker Reef Court, 84' W of the c/l Seneca Garden Road  
(15 Spinnaker Reef Court)  
15th Election District - 5th Councilmanic District  
Todd Eric Bull and Tammy Denise Martin - Petitioners\*  
Case No. 97-373-A

Dear Mr. Bull & Ms. Martin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File



## Petition for Administrative Variance 97-373-A to the Zoning Commissioner of Baltimore County

for the property located at 15 Spinnaker Reef Ct.  
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1, BCZR.

To allow an existing shed to be located on the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

*Obstruction due to drainage & utility easement.  
Proposed 5.4 ft IF LOCATED IN REAR WOULD BLOCK FIRE EXITS*  
Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase/Lessee  
Type of Petition: Legal Owner  
Name of Petitioner: Todd Eric Bull  
Signature: *Todd Eric Bull*  
Name of Petitioner: Tammy Denise Martin  
Signature: *Tammy Denise Martin*  
Address: 15 SPINNAKER REEF CT. 410 335-5177  
City: BALTO State: MD Zip: 21220  
Name, Address and phone number of representative to be contacted:  
Tammy Martin  
15 SPINNAKER REEF CT. WORK 244-7456  
Name: Tammy Martin Phone No: 244-7456

ORDER RECEIVED FOR FILING  
Date: 4/3/97  
By: JEP

REVIEWED BY: JEP DATE: 3-5-97  
ESTIMATED POSTING DATE: 3-16-97

Printed with Soybean Ink  
on Recycled Paper  
ITEM #: 373

## Affidavit in support of 97-373-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 15 Spinnaker Reef Court

Baltimore, Maryland 21220

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: no new home or vacant lot

To build proposed structures

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## ZONING DESCRIPTION FOR 15 Spinnaker Reef Court

Beginning at a point on the South side of 97-373-A Spinnaker Reef Court which is 41 feet wide at the distance of 84 feet West of the centerline of the nearest improved intersecting street Seneca Garden Road which is 50 feet wide. Being Lot #10, Block D, Section D in the subdivision of Seneca Harbor as recorded in Baltimore County Plat Book #64, Folio #129, containing .16 acres. Also known as 15 Spinnaker Reef Court and located in the 15th Election District, C5 Councilmanic District.

# 373

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 032664  
DATE MARCH 5 '97 ACCOUNT R-001-615-000  
AMOUNT \$ 50.00  
PAID TO TODD BULL  
OI Admin. No. ITEM # 373  
Taken by JEP  
15 Spinnaker Reef Court  
97-373-A



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

## ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 373

Petitioner: Todd E. Bull

Location: 15 SPINNAKER REEF CT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Todd E. Bull

ADDRESS: 15 SPINNAKER REEF CT

BALTO, MD 21220

PHONE NUMBER: 410 335-5177

AJ:egs

(Revised 09/24/96)

## CERTIFICATE OF POSTING

RE: Case No.: 97-373-A

Petitioner/Developer:  
(Tammy Martin)  
Date of Posting/Closing:  
(March 31, 1997)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law

were posted conspicuously on the property located at

15 Spinnaker Reef Court Baltimore, Maryland 21220

The sign(s) were posted on March 14, 1997  
(Month, Day, Year)

By: *Thomas P. Ogil, Sr.*

(Signature of Sign-Poster & Date)

Thomas P. Ogil, Sr.

(Printed Name)

325 Nicholson Road

(Address)

Baltimore, Maryland 21221

(410) 587-8485

(Telephone Number)

97-373-A



Exhibit A  
# 373  
Request for Zoning: Administrative Variance  
Date to be Posted: Anytime before but no later than 3-16-97  
Format for Sign Printing, Black Letters on a White Background:

## ZONING NOTICE

### ADMINISTRATIVE VARIANCE

Case No. 97-373-A

TO ALLOW AN EXISTING SHED TO BE  
LOCATED ON THE SIDE YARD IN LIEU  
OF THE REQUIRED REAR YARD.

### PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING  
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON  
MARCH 31, 1997

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

956  
pmd:dc



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 13, 1997

#### ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-373-A  
15 Spinnaker Reef Court  
6/8 Spinnaker Reef Court, 84' 4" of C/A Spinnaker Garden Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Todd Eric Bull and Tammy Denise Martin  
Post by date: 3/16/97  
Closing date: 3/31/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

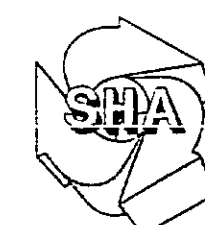
- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

*Arnold Jablon*  
Arnold Jablon  
Director

cc: Todd Eric Bull and Tammy Denise Martin

Printed with Soybean Ink  
on Recycled Paper



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 3-14-97  
Item No. 373 1 R F

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5608 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

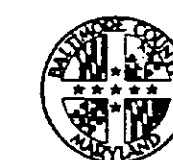
*R. J. Burns*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County Zoning Commissioner  
Office of Planning and Zoning  
Suite 112 Courthouse  
400 Washington Avenue  
Towson, Maryland 21204

Mr. Todd E. Bull  
Ms. Tammy D. Martin  
15 Spinnaker Reef Court  
Baltimore, Maryland 21220

Printed with Soybean Ink

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: March 12, 1997

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):  
Item Nos. 342, 368, 369, 370, 372, 373, and 376

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey W. Long*  
Division Chief: *Caryl L. Kerno*

PK/JL

ITEM342/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: March 24, 1997

FROM: *Robert W. Bowling*, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for March 24, 1997  
Item Nos. 370, 372, 373, 376 & Case No. CR-97-243

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:cab

cc: File

ZONE324.NOC

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 3/13/97

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: March 17, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 368 373  
369 375  
372 376

RBS:sp

BRUCE2/DEPRM/TXTSP

## Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 15 Spinnaker Reef Ct

see pages 5 & 6 c the CHECKLIST for additional required information

Subdivision name: *Seneca Harbor*

plat book: *6*, *Julius 21*, *lots 10*, *sections D*

OWNER: *Todd E. Bull/Tammy Martin*

Case No. 97-373-A

Scale: 1"=100'

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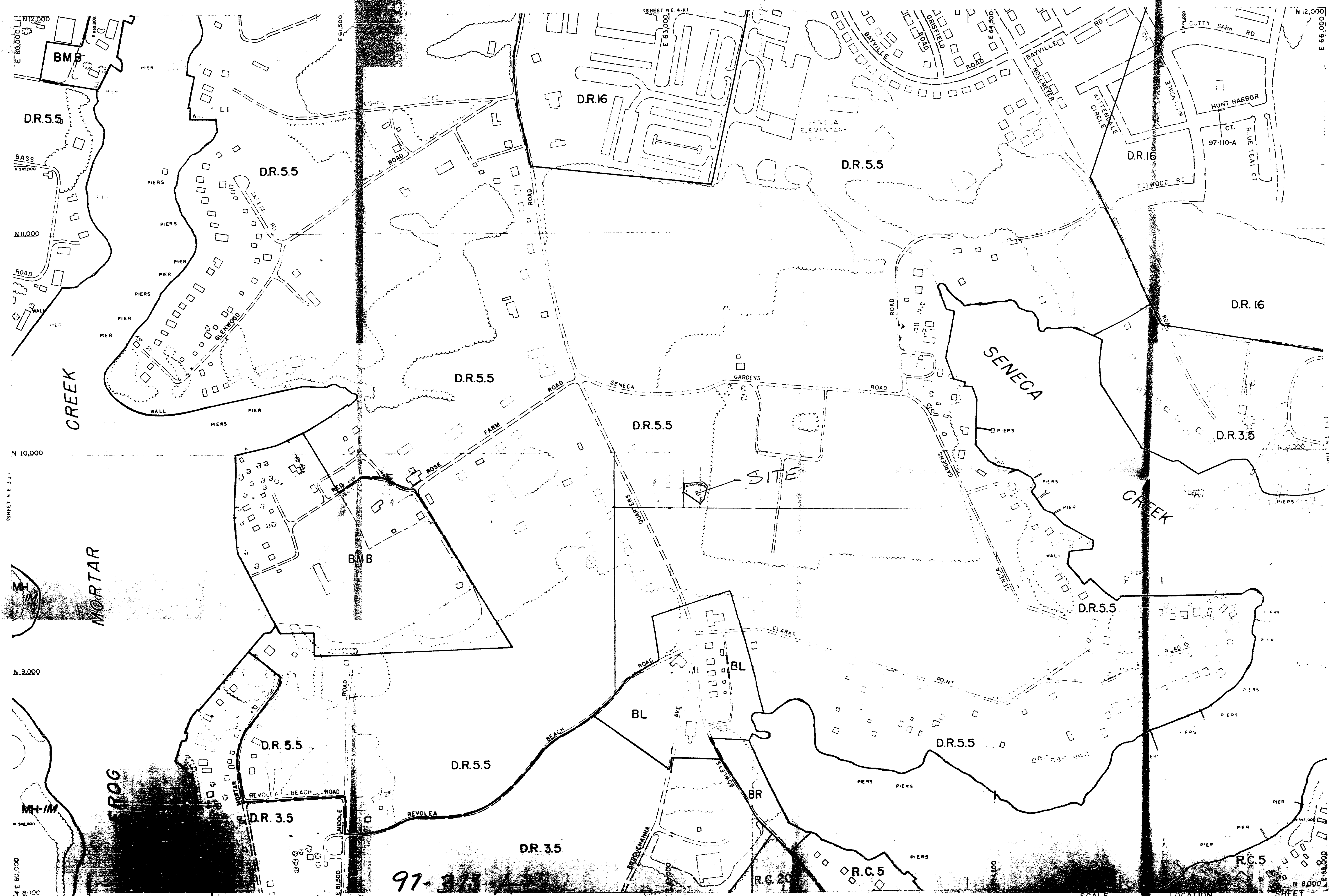
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BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
**OFFICIAL ZONING MAP**

\*373

SCALE  
1" = 200'  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
BOWLEYS  
QUARTERS

1-SE Z-SW  
1-NE Z-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART HORN, INC. BALTIMORE, MD. 21210





BALTIMORE COUNTY 97-373-A  
OFFICE OF PLANNING AND ZONING #373  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION

BOWLEYS  
QUARTERS

SHEET

N.E.  
3-K



IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
E/S Woodlawn Drive, 150 ft. N \* ZONING COMMISSIONER  
of Security Boulevard \*  
1701 Woodlawn Drive \* OF BALTIMORE COUNTY  
1st Election District  
2nd Councilmanic District  
Legal Owner: Joseph Levy, et al \* Case No. 97-374-A  
Lessee: Tricaz, LLC, t/a  
Security Nissan, Petitioner \*  
\* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 1701 Woodlawn Drive in Woodlawn. The Petition is filed by Joseph Levy and Emanuel Levy, property owners, and the business known as Security Nissan, Lessee. Variance relief is requested, pursuant to Sections 413.2.F and 413.5.D of the Baltimore County Zoning Regulations (BCZR), to permit a free standing sign 39 ft. high and 320 sq. ft. in area, in lieu of the permitted maximum of 25 ft. high and 100 sq. ft. in area, respectively. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case was Ferd H. Onnen, a principal in that entity which does business as Security Nissan. Also present was Lisa M. Vastardis, a Regional Marketing Director for Nissan. Paul Lee, the engineer who prepared the site plan, also appeared in support of the Petition. The Petitioner was represented by Lawrence F. Haislip, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject site is 3.31 acres in area, zoned B.M.-A.S. The property is a triangularly shaped property with frontage on Woodlawn Drive, not far from Security Boulevard in Woodlawn. Presently, the site is improved with an existing one story building, accessory parking and a storage area. As noted above, the site

is the home of the business known as Security Nissan.

Proffered testimony and evidence presented was that the site is of unique size and configuration. Despite its acreage, the property has limited frontage on Woodlawn Drive and extends a significant depth to the rear. It is also of note that the property immediately abuts a storm drain easement area owned by Baltimore County. This easement area is wooded and greatly reduces visibility to the subject site from Security Boulevard.

In view of these site constraints and characteristics, the Petitioner proposes a pole mounted sign as shown on the site plan. It was indicated that the sign is necessary to advise potential customers of the business location. Proffered testimony was that a significant portion of business volume is drawn to the site by signage and the property's unique characteristics as described above, limits the site's visibility from the major arterial road in the area; namely, Security Boulevard.

As noted above, there were no interested persons or Protestants at the hearing. Moreover, the variance enjoys the support of the Office of Planning which recommends approval based on actual field conditions.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioner has satisfied the requirements of Section 307 of the BCZR, as construed by the case law. The property's size and configuration surely are unusual characteristics which makes the property unique. Moreover, the Petitioner would suffer a practical difficulty if variance relief were denied. Moreover, there will be no adverse impact on surrounding properties.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

-2-

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16<sup>th</sup> day of April 1997 that a variance from Sections , be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn

DATE: 4/16/97  
BY: [Signature]  
JUL 20 1997

-3-



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

April 15, 1997

Lawrence F. Haislip, Esquire  
Miles and Stockbridge  
600 Washington Avenue, Suite 300  
Towson, Maryland 21204

RE: Case No. 97-374-A  
Petition for Zoning Variance  
Petitioners: Joseph Levy, et al/Tricaz LLC, t/a Security Nissan  
Property: 1701 Woodlawn Drive, Dist. 1C2

Dear Mr. Haislip:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmn

att: Mr. Ferdinand H. Onnen, Security Nissan, 1701 Woodlawn Drive  
Baltimore, Maryland 21207

Printed with Soy based Ink  
on Recycled Paper



## Petition for Variance

to the Zoning Commissioner of Baltimore County  
for the property located at 1701 Woodlawn Drive, Dist. 1C2  
which is presently zoned B.M.-A.S.

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 413.2.F and 413.5.D, to permit a free standing sign 39 feet high and 320 square feet in area in lieu of the permitted maximum of 25 feet high and 100 square feet, respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or special circumstances) In order to permit the erection of a free standing business sign having a height of 39' overall, and an area of 320 square feet overall to conform to the marketing program for Nissan Motor Cars, and to provide adequate signage given the location of the subject property relative to adjacent arterial traffic patterns, and for such other reasons as shall be presented at the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee  
TRICAZ, LLC d/b/a  
SECURITY NISSAN  
(Type or Print Name)  
By: *Ferdinand H. Onnen*  
Ferdinand H. Onnen  
1701 Woodlawn Drive  
Baltimore, Maryland 21207  
Date: 4/16/97  
Attorney for Petitioner  
Lawrence F. Haislip  
(Type or Print Name)  
Miles & Stockbridge  
600 Washington Avenue, Suite 300 823-8234  
Towson, Maryland 21204  
City: State: Zip: Phone No:

Legal Owner(s)  
JOSEPH LEVY  
(Type or Print Name)  
Signature: *Joseph Levy*  
EMANUEL LEVY  
(Type or Print Name)  
Signature: *Emanuel Levy*  
c/o Mr. Ferd Onnen  
1701 Woodlawn Drive  
Baltimore, Maryland 21207  
Date: 4/16/97  
Name: Address and phone number or representative to be contacted  
Lawrence F. Haislip  
Miles & Stockbridge  
600 Washington Avenue, Suite 300 823-8234  
Towson, Maryland 21204  
City: State: Zip: Phone No:

ESTIMATED LENGTH OF HEARING: 1 hr.  
The following are responsible for hearing: [Signature]  
[Signature]  
[Signature]

Printed with Soy based Ink  
on Recycled Paper

Paul Lee P.E.

97-374-A

Paul Lee Engineering Inc.  
304 W. Pennsylvania Ave.  
Towson, Maryland 21206  
410-821-5261

#### DESCRIPTION

#1701 WOODLAWN DRIVE  
ELECTION DISTRICT 1C2  
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the east side of Woodlawn Drive, said point also being located 150'± northerly from the center of Security Boulevard, thence leaving said east side of Woodlawn Drive (1) North 80°41'04" East 70.00 feet, (2) South 86°55'32" East 148.43 feet, and (3) by a curve to the right with a radius of 2614.00 feet for a length of 52.45 feet; thence (4) North 67°53'15" East 514.19 feet, and (5) North 81°09'16" West 808.38 feet to the east side of Woodlawn Drive, thence running with and binding on said east side of Woodlawn Drive by a curve to the right with a radius of 1140.00 feet for a distance of 323.31 feet to the point of beginning. Containing 3.31 acres ± of land.



Engineers - Surveyors - 1976

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/30, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/30, 1997.

THE JEFFERSONIAN,

A. Henickson  
LEGAL AD. - TOWSON

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing to receive testimony and evidence on the property located as follows:

Case #97-374-A  
1701 Woodlawn Drive  
1701 Woodlawn Drive, Dist. 1C2  
of Security Boulevard  
1st Election District

Legal Owner(s):  
Joseph Levy and Emanuel Levy  
Contract Purchaser:  
Tricaz, LLC, t/a Security Nissan  
Variance: To permit a free-standing sign 39 feet high and 320 square feet in area in lieu of the permitted maximum of 25 feet high and 100 square feet in area.  
Hearing: Monday, April 7, 1997 at 2:00 p.m. in Room 114, Old Courthouse.

1. LAWRENCE F. SCHMIDT, Zoning Commissioner for Baltimore County, will preside at the hearing. If the hearing is held, the hearing will be held on the date and at the time and place specified above. If the hearing is not held, the hearing will be held on the date and at the time and place specified above. If the hearing is not held, the hearing will be held on the date and at the time and place specified above.

3/26 March 20 07255

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 032671  
DATE 3/6/97 ACCOUNT 374 BY JLL.  
AMOUNT \$ 250.00  
RECEIVED FROM: MILES & STOCKBRIDGE  
FOR: C.VEILING.  
0347180070MICHC \$250.00  
VALIDATION: [Signature]  
[Signature]  
[Signature]



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Ave.  
Towson, Maryland 21204

#### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 97-374-A

Petitioner: LEVY

Location: 1701 WOODLAWN DR.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: FERDINAND ONNEN OF TRICAZ LLC

ADDRESS: 1701 WOODLAWN DR.

BALTO, MD 21207

PHONE NUMBER: 410 823 8234

AJ:ggg

(Revised 09/24/96)

Printed with Soy based Ink  
on Recycled Paper



**CERTIFICATE OF POSTING**

RE: Case # 97-374-A

Petitioner/Developer:  
(Security Nissan)  
Date of Hearing/Posting:  
(April 7, 1997)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at \_\_\_\_\_  
1701 Woodlawn Drive Baltimore, Maryland 21207

The sign(s) were posted on \_\_\_\_\_ March 28, 1997  
(Month, Day, Year)

Sincerely,

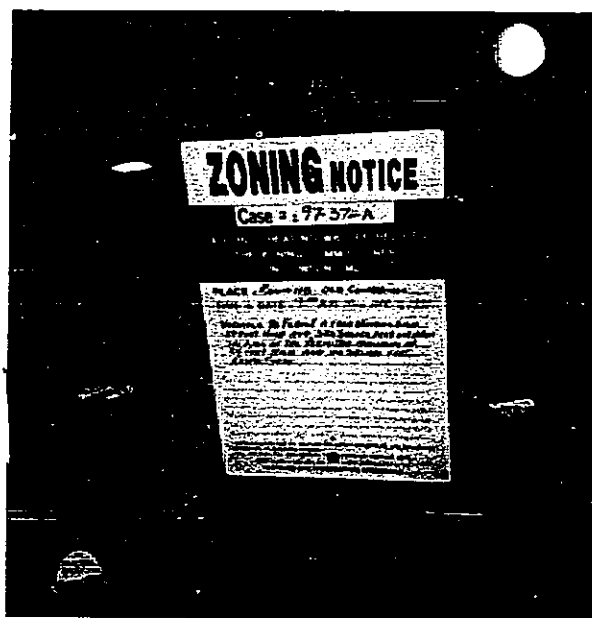
*Thomas P. Ogle, Sr.*  
(Signature of Signer & Date)

Thomas P. Ogle, Sr.  
(Printed Name)

325 Nicholson Road  
(Address)

Baltimore, Maryland 21221

(410) 687-8485  
(Telephone Number)



97-374-A

Exhibit B

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than 3/16/97

Format for Sign Printing, Black Letters on White Background:

**ZONING NOTICE**

Case No.: 97-374-A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD.

PLACE:

DATE AND TIME:

REQUEST: TO PERMIT A FREESTANDING SIGN 39 FT. HIGH  
AND 320 SQ. FT. IN AREA IN LIEU OF THE PERMITTED MAXIMUM  
OF 25 FT. HIGH AND 100 SQ. FT. IN AREA RESPECTIVELY

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW  
HANDICAPPED ACCESSIBLE

996  
post 4.doc

TO: POTENTIAL PUBLISHERS COMPANY  
March 20, 1997 Issue - Jeffersonian

Please forward billing to:

Ferdinand Omen  
TRICAZ LLC  
1701 Woodlawn Drive  
Baltimore, MD 21207  
823-8234

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-374-A

1701 Woodlawn Drive  
1701 Woodlawn Drive, 150' N of Security Boulevard  
1st Election District - 2nd Councilmanic  
Legal Owner(s): Joseph Levy and Samuel Levy  
Contract Purchaser: Tricaz, LLC, 1/a Security Nissan

Variance to permit a free-standing sign 39 feet high and 320 square feet in area in lieu of the permitted maximum of 25 feet high and 100 square feet, respectively.

HEARING: MONDAY, APRIL 7, 1997 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3391.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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1701 Woodlawn Drive  
1701 Woodlawn Drive, 150' N of Security Boulevard  
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Legal Owner(s): Joseph Levy and Samuel Levy  
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Variance to permit a free-standing sign 39 feet high and 320 square feet in area in lieu of the permitted maximum of 25 feet high and 100 square feet, respectively.

HEARING: MONDAY, APRIL 7, 1997 at 9:00 a.m. in Room 118, Old Courthouse.

*Arnold Jablon*  
(Signature)

Arnold Jablon  
Director

cc: Ferdinand H. Omen  
Lawrence F. Haislip, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MARCH 28, 1997.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3391.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 31, 1997

Lawrence F. Haislip, Esquire  
Miles & Stockbridge  
600 Washington Avenue, Suite 300  
Towson, MD 21204

RE: Item No.: 374  
Case No.: 97-374-A  
Petitioner: Joseph Levy, et al

Dear Mr. Haislip:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 6, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (including the Zoning Commission, petitioners, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

*Carl P. Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 3-14-97 JLL  
Item No. 374

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Ronald Burns*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_  
Maryland Relay Service for the Hearing Impaired  
1-800-735-6258 (TDD)

Mailing Address: P.O. Box 217 + Baltimore, MD 21201  
Street Address: 707 North Charles Street, Baltimore, MD 21201

BALTIMORE COUNTY, MARYLAND

**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director  
Department of Permits and Development Management

DATE: March 20, 1997

FROM: Arnold F. 'Pat' Keller, III, Director  
Office of Planning

SUBJECT: 1701 Woodlawn Drive

**INFORMATION:**

Item Number: 374  
Petitioner: Tricaz, LLC d/b/a Security Nissan  
Property Size: \_\_\_\_\_  
Zoning: RM-AS  
Requested Action: Variance  
Hearing Date: \_\_\_\_\_

**SUMMARY OF RECOMMENDATIONS:**

Staff has met with the applicant's attorney, Mr. Haislip, and based upon the information provided and a site inspection at the subject property, this office believes that the requested variance is warranted.

Staff has requested that the applicant enhance the appearance of the property by upgrading the existing landscape treatment of the site.

Should the applicant's request be granted, staff recommends that a landscape plan showing these improvements be made part of the case file in this matter.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Kerns*

AFK/JL:rdn

ITEM374/PZ0NE/ZAC1

BALTIMORE COUNTY, MARYLAND

**INTEROFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: March 24, 1997

FROM: *Robert W. Bowling*, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for March 24, 1997  
Item No. 374

The Development Plans Review Division has reviewed the subject zoning item.

Recommend that a streetscape planting be required that is in accordance with the landscape manual.

RWB:HJO:cab

cc: File

ZONE324.374



BALTIMORE COUNTY, MARYLAND  
 DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
 INTER-OFFICE CORRESPONDENCE

TO: PDM  
 FROM: R. Bruce Seeley, RBS/4P  
 Permits and Development Review  
 DEPRM  
 SUBJECT: Zoning Advisory Committee  
 Meeting Date: March 17, 97

DATE: 3/12/97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: #374

RBS:sp  
 BRUCE2/DEPRM/TXISBP

**PETITION PROBLEMS**

#368 --- RT

- No section number or request wording on petition form.

#374 --- JLL

- Petition says zoning is "BM-AS", folder says "BL-AS" -- which is correct?
- No telephone number for legal owner.
- Need title of person signing for contract purchaser.
- Sign form is incomplete/incorrect.

#375 --- MJK

- Need authorization for person signing for legal owners.
- Sign form is incomplete/incorrect.

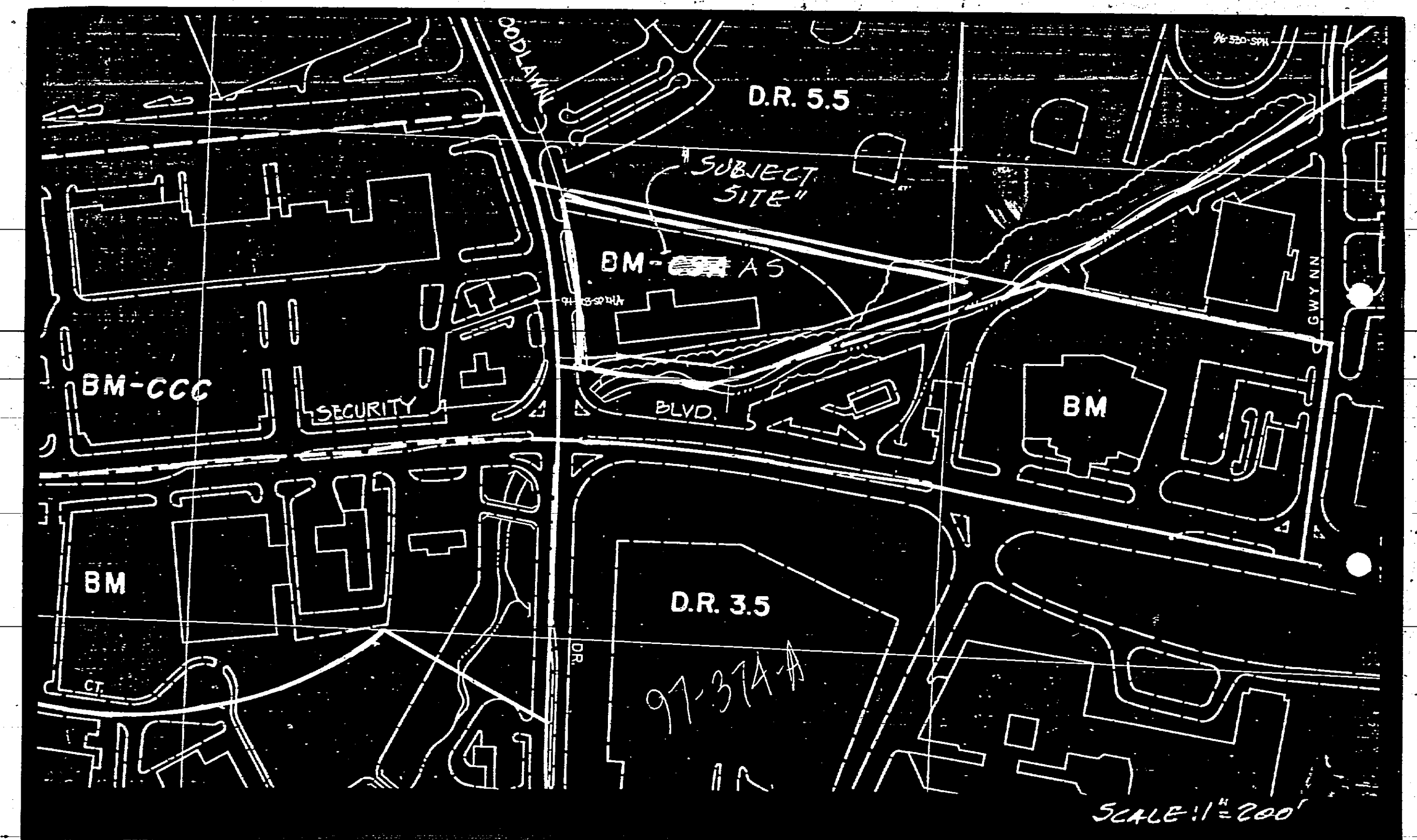
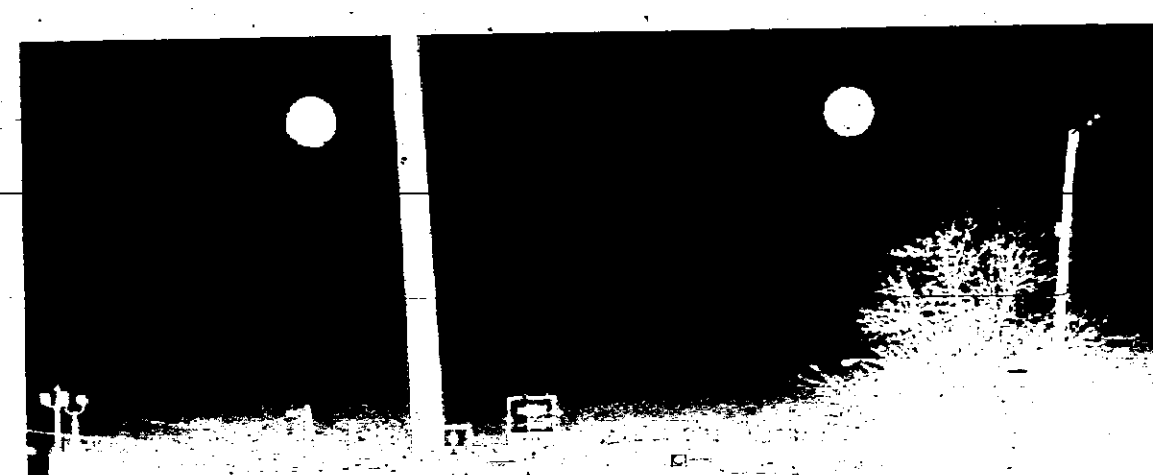
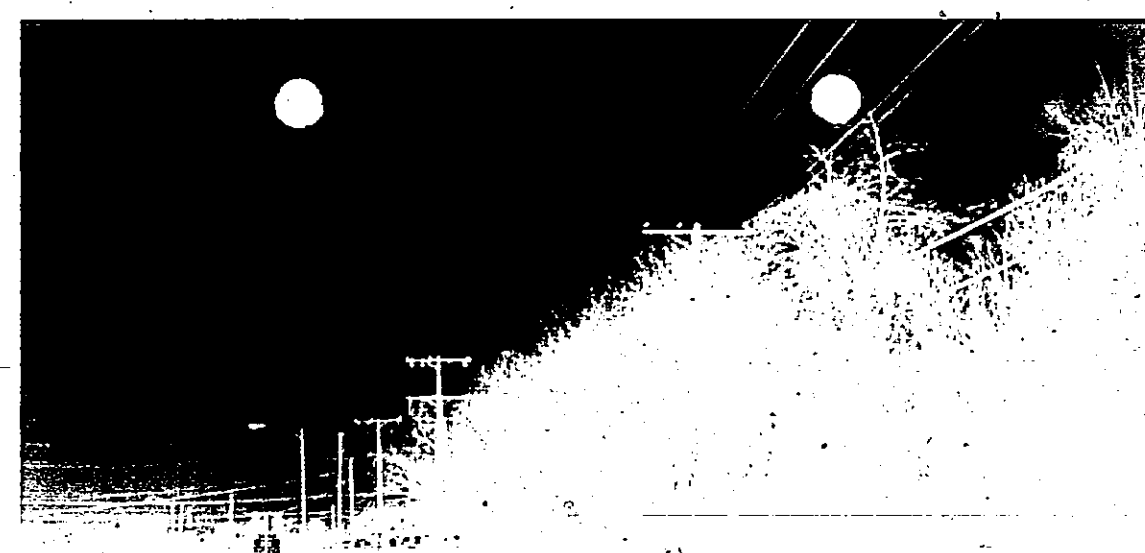
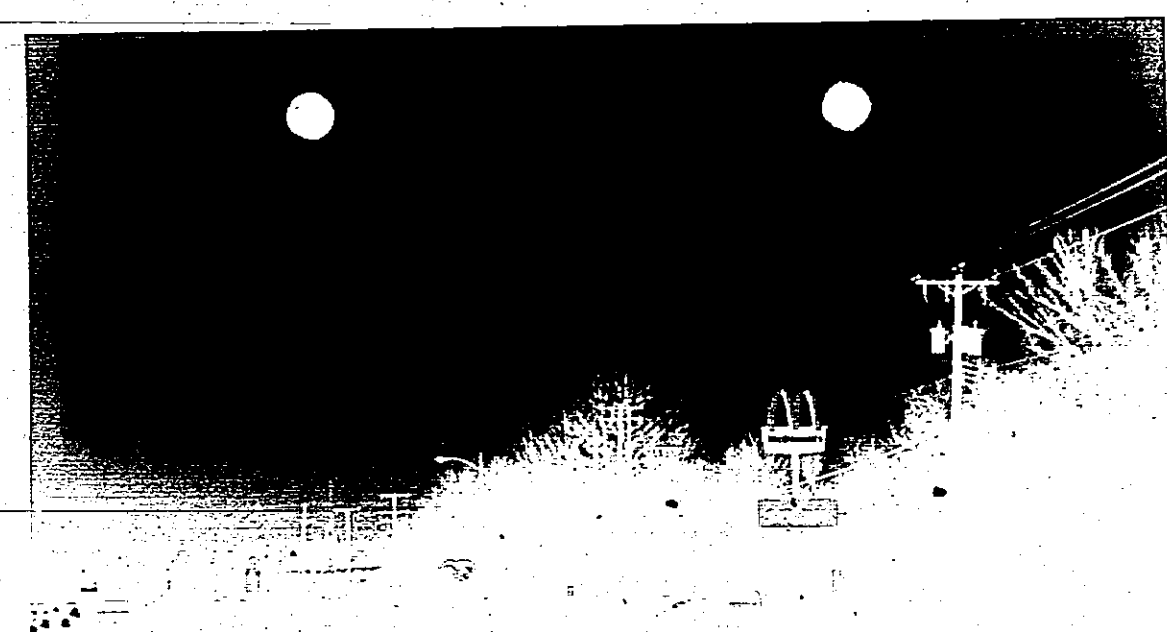
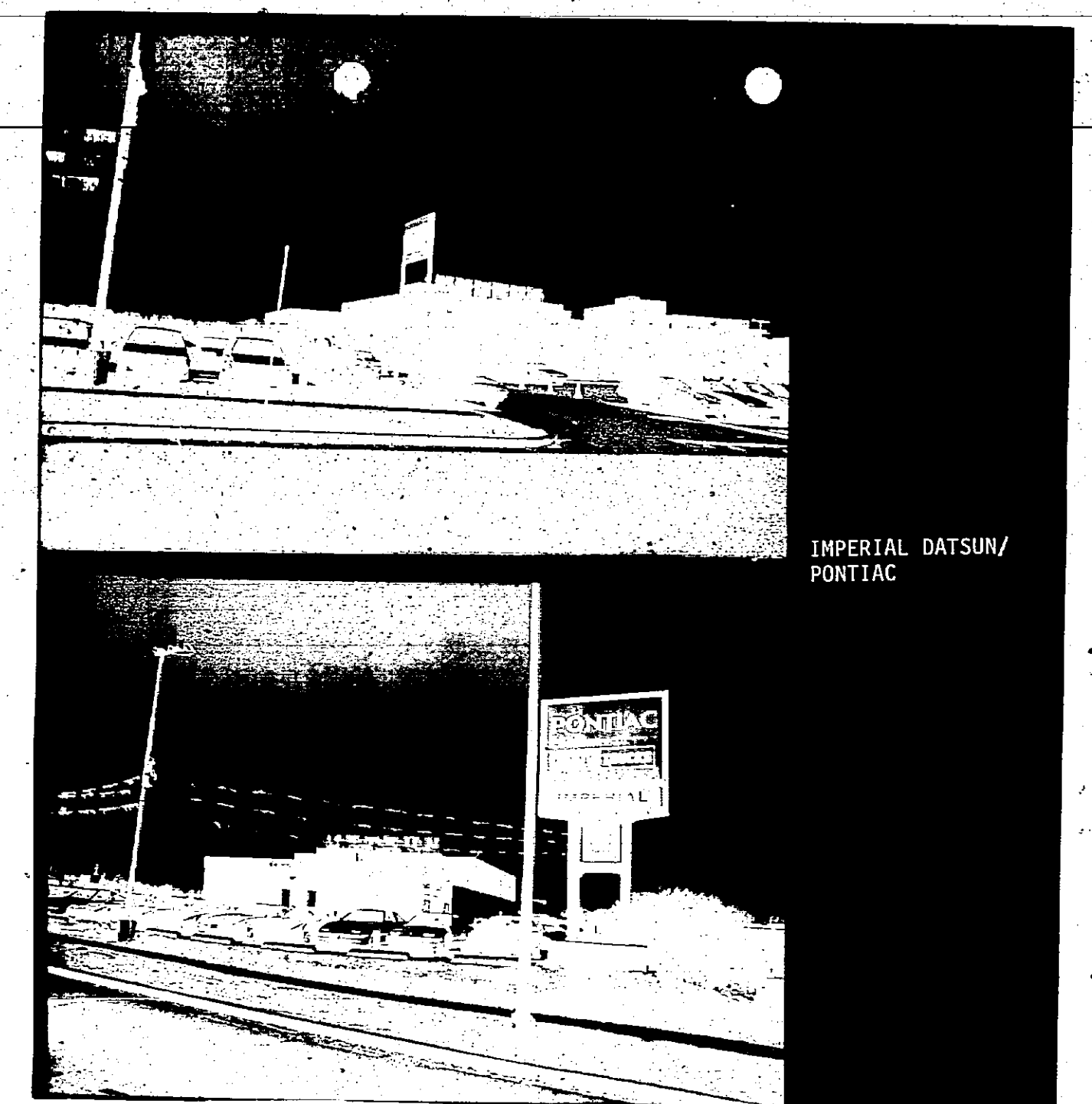
3/11/97

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET 97-374-A

NAME	ADDRESS
FORD H. ONNEN	50 CHADWICK RD LUTHERVILLE MD 21093
LISA M. VASTARDIS	43395 WILDOSECT. ASHBURN VA 20147
LAURENCE P. HANSLIP	Towson MD (Council)
PAUL LEE	Towson MD
Representing	
FORD	NISSAN
FORD H. ONNEN President	
TOWSON FORD 926 York Road Towson MD 21204 (410) 523-3131	SECURITY NISSAN 1701 Woodlawn Drive Baltimore, MD 21207 (410) 528-4400

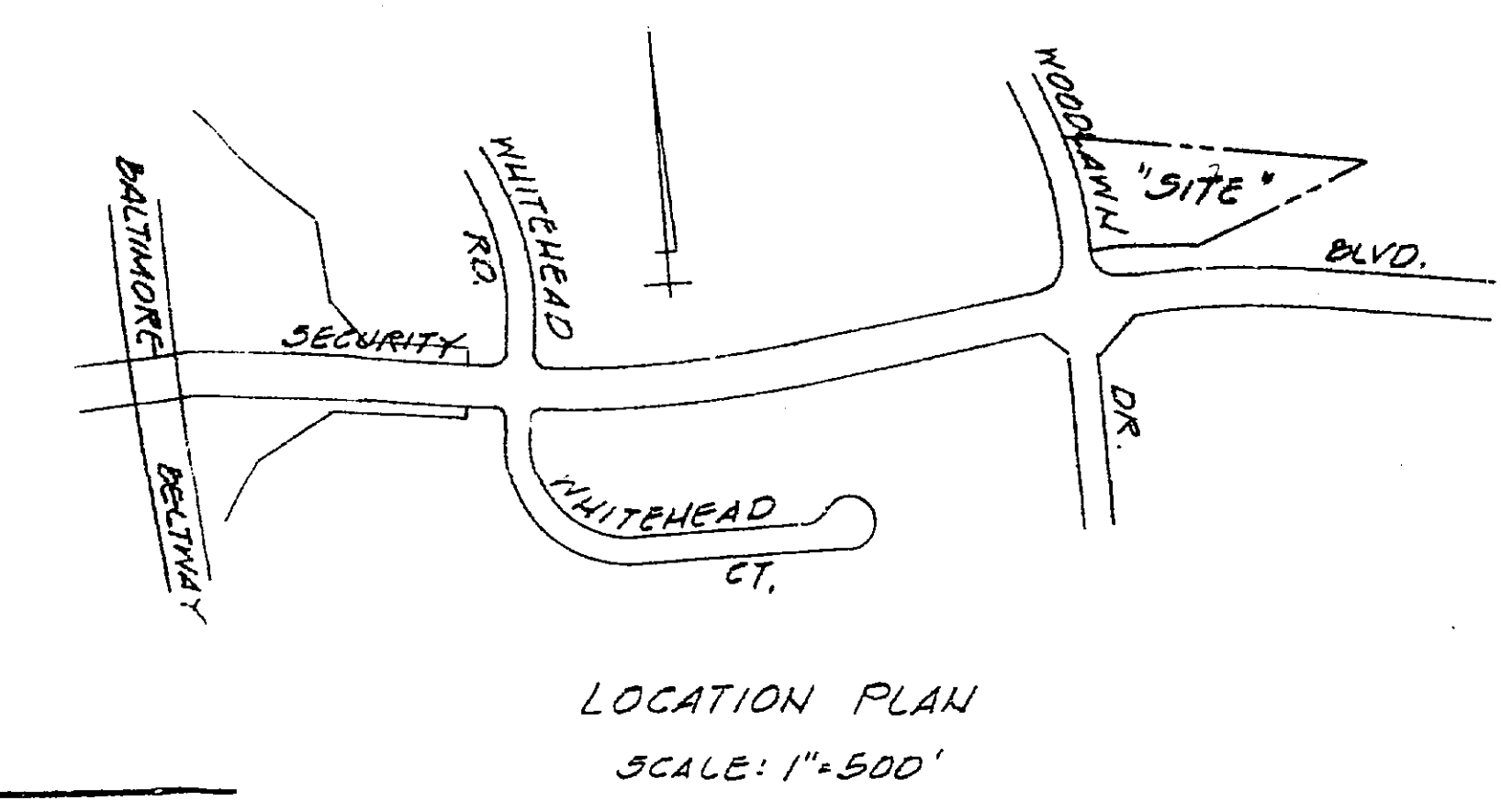
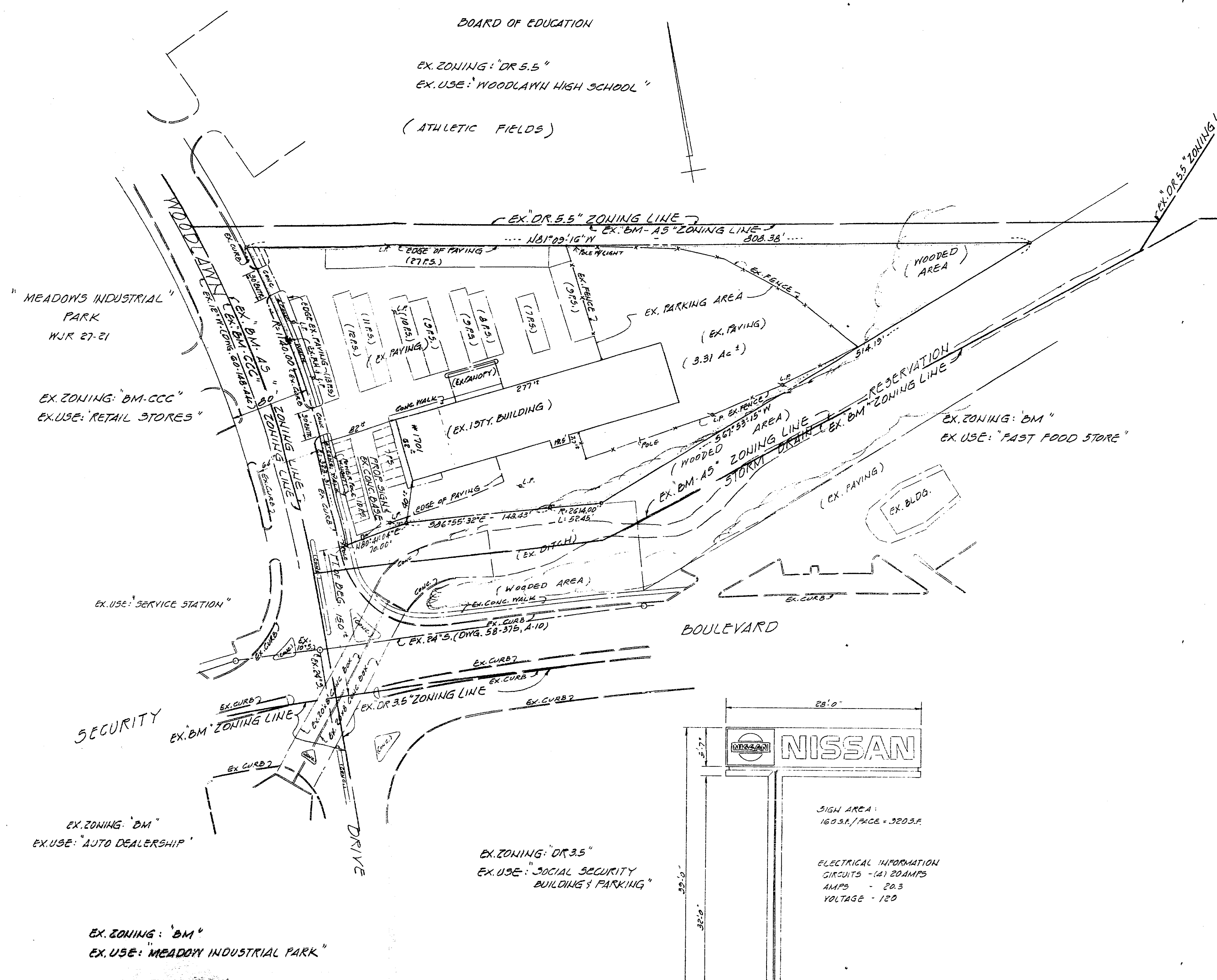
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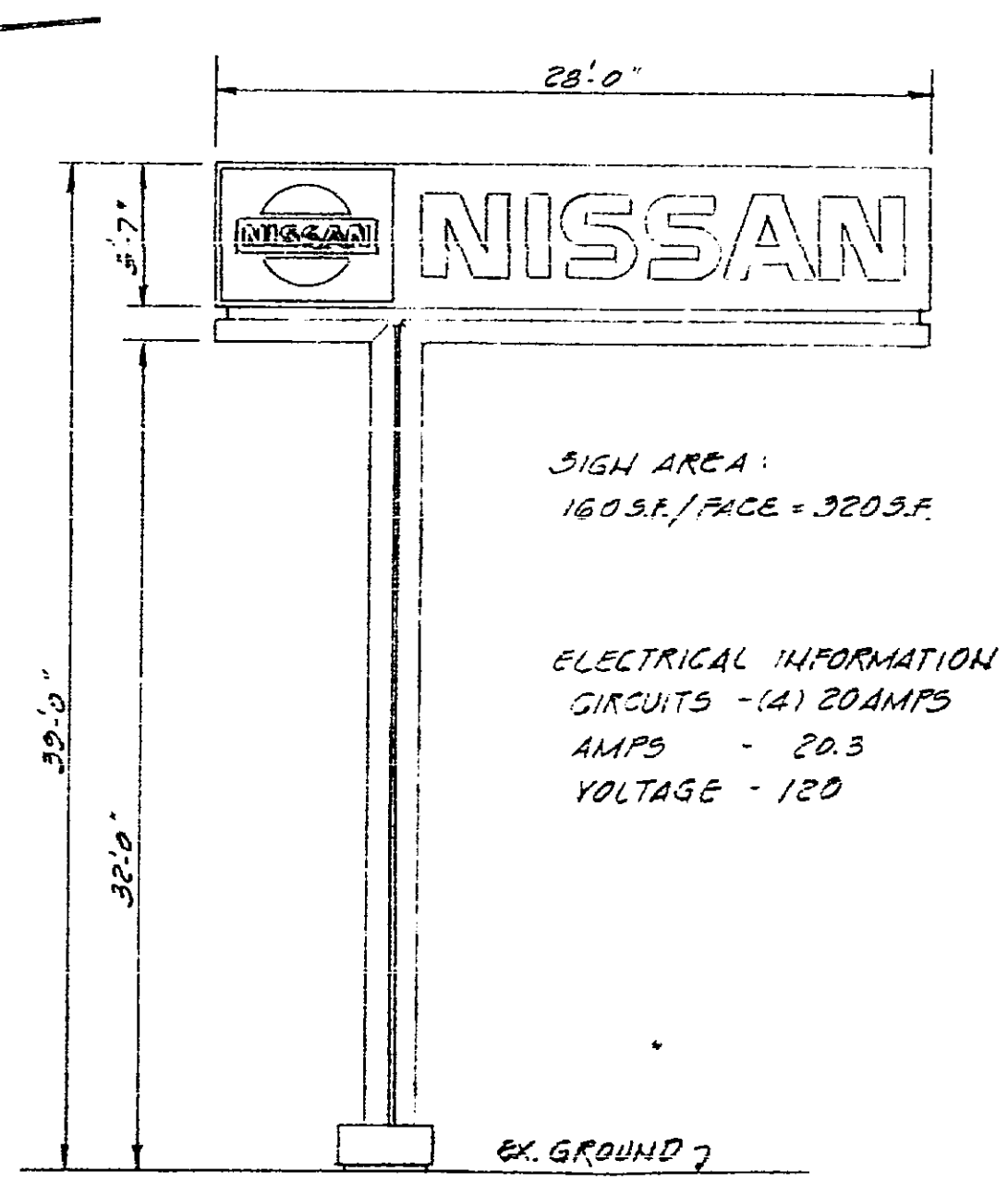








- GENERAL NOTES:**
1. AREA OF PROPERTY = 3.31 AC. (GROSS = 3.53 AC.)
  2. EXIST. ZONING OF PROPERTY = "DM-AS"
  3. EXIST. USE OF PROPERTY = "SECURITY NISSAN-AUTO SALES & SERVICES"
  4. PROP. ZONING OF PROPERTY = "DM-AS"
  5. PROP. USE OF PROPERTY = "SECURITY NISSAN-AUTO SALES & SERVICES"
  6. REQUIRED OFF-STREET PARKING:
    - A. EXIST. OFFICES = 594 S.F. @ 33/1000 = 1.96
    - B. EXIST. SERVICE AREA = 10,331 S.F. @ 33/1000 = 36.07
    - C. EXIST. SHOWROOM AREA = 2,728 S.F. @ 5/1000 = 13.64
    - D. EXIST. PARTS AREA = 1,778 S.F. @ 3/1000 = 5.87
    - E. TOTAL PARKING SPACES REQUIRED = 57.54 = 58 P.S.
  7. NUMBER OF PARKING SPACES SHOWN = 132 P.S.
  8. PETITIONER REQUESTING A VARIANCE TO SECT. 413.2.F & 413.5.D OF THE DCGR TO PERMIT A TOTAL SIGN AREA OF 320 S.F. (160 S.F./FACE) IN LIEU OF THE PERMITTED 100 S.F. (50 S.F./FACE) AND A 5'34" HIGH SIGN IN LIEU OF THE PERMITTED 25' (A VARIANCE OF 220 S.F. AND 14').
  9. PROPOSED SIGN TO BE INSTALLED ON EX. CONC. BASE OF OLD SIGN
  10. PERMITTED P.A.R. = 4.0, EXISTING P.A.R. = 1729.4/14483.6 = 0.12
  11. PROPERTY SERVED BY PUBLIC UTILITIES.



PROPOSED SIGN (ID-160-33)  
NO SCALE

PLAT TO ACCOMPANY PETITION  
FOR  
**SIGN VARIANCE**  
**SECURITY NISSAN**  
**1701 WOODLAWN DRIVE**  
ELECT. DIST. 102 BALTIMORE CO., MD.  
SCALE: 1"=50' DEC. 10, 1996  
MAR. 6, 1996  
PETITION NO. 97-374

OWNER:  
JOSEPH LEVY  
7937 LONG MEADOW RD.  
BALTIMORE, MARYLAND 21208

LESSEE:  
SECURITY NISSAN  
1701 WOODLAWN DRIVE  
BALTIMORE, MARYLAND 21207

PAUL LEE ENGINEERING, INC.  
304 W. PENNSYLVANIA AVE.  
TOWSON, MARYLAND 21204





Exhibit A  
# 373  
Request for Zoning: Administrative Variance  
Date to be Posted: Anytime before but no later than 3-16-97  
Format for Sign Printing, Black Letters on a White Background:

### ZONING NOTICE

#### ADMINISTRATIVE VARIANCE

Case No. 97-373-A

TO ALLOW AN EXISTING SHED TO BE  
LOCATED ON THE SIDE YARD IN LIEU  
OF THE REQUIRED REAR YARD.

#### PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING  
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON  
MARCH 31, 1997

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 13, 1997

#### ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-373-A  
15 Spinnaker Reef Court  
6/8 Spinnaker Reef Court, 84' 4" of C/A Spinnaker Garden Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Todd Eric Bull and Tammy Denise Martin  
Post by date: 3/16/97  
Closing date: 3/31/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

*Arnold Jablon*  
Arnold Jablon  
Director

cc: Todd Eric Bull and Tammy Denise Martin

Printed with Soybean Ink  
on Recycled Paper



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 3-14-97  
Item No. 373 1 R F

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5608 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*R. J. Burns*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: March 12, 1997

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):  
Item Nos. 342, 368, 369, 370, 372, 373, and 376

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey W. Long*  
Division Chief: *Caryl L. Kerno*

PK/JL

ITEM342/PZONE/ZAC1



Baltimore County Zoning Commissioner  
Office of Planning and Zoning  
Suite 112 Courthouse  
400 Washington Avenue  
Towson, Maryland 21204

Mr. Todd E. Bull  
Ms. Tammy D. Martin  
15 Spinnaker Reef Court  
Baltimore, Maryland 21220

Printed with Soybean Ink

BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: March 24, 1997

FROM: *Robert W. Bowling*, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for March 24, 1997  
Item Nos. 370, 372, 373, 376 & Case No. CR-97-243

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:cab

cc: File

ZONE324.NOC

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

#### INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 3/13/97

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: March 17, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 368 373  
369 375  
372 376

RBS:sp

BRUCE2/DEPRM/TXTSP

#### Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 15 Spinnaker Reef Ct

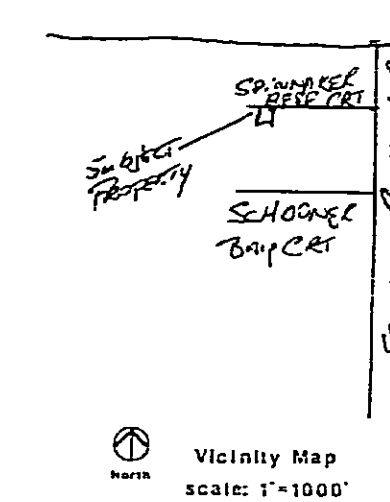
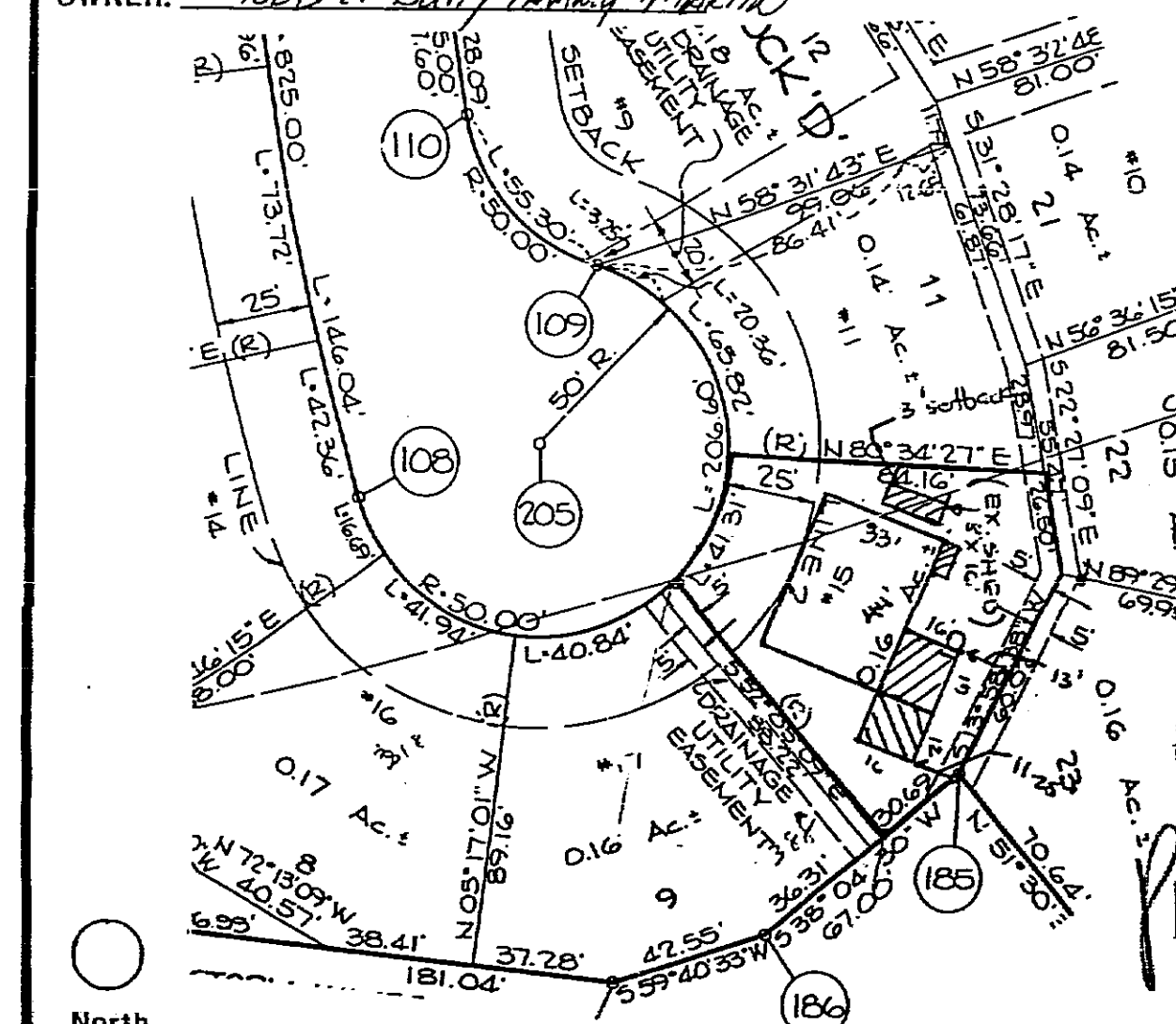
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Spinnaker Reef

plat book: 6, folio 12, lots 10, sections D

OWNER: Todd E. Bull/Tammy Martin

97-373-A



#### LOCATION INFORMATION

Election District: 15

Councilmanic District: C-5

1"-200' scale map: NE 3K

Zoning: D.R. 5.5

Lot area: 6,969 square feet

Chesapeake Bay Critical Area: NONE

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: JRF

ITEM #: 373

CASE#:









BALTIMORE COUNTY 97-373-A  
OFFICE OF PLANNING AND ZONING #373  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION

BOWLEYS  
QUARTERS

SHEET

N.E.  
3-K



IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
E/S Woodlawn Drive, 150 ft. N \* ZONING COMMISSIONER  
of Security Boulevard \*  
1701 Woodlawn Drive \* OF BALTIMORE COUNTY  
1st Election District  
2nd Councilmanic District  
Legal Owner: Joseph Levy, et al \* Case No. 97-374-A  
Lessee: Tricaz, LLC, t/a  
Security Nissan, Petitioner \*  
\* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 1701 Woodlawn Drive in Woodlawn. The Petition is filed by Joseph Levy and Emanuel Levy, property owners, and the business known as Security Nissan, Lessee. Variance relief is requested, pursuant to Sections 413.2.F and 413.5.D of the Baltimore County Zoning Regulations (BCZR), to permit a free standing sign 39 ft. high and 320 sq. ft. in area, in lieu of the permitted maximum of 25 ft. high and 100 sq. ft. in area, respectively. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case was Ferd H. Onnen, a principal in that entity which does business as Security Nissan. Also present was Lisa M. Vastardis, a Regional Marketing Director for Nissan. Paul Lee, the engineer who prepared the site plan, also appeared in support of the Petition. The Petitioner was represented by Lawrence F. Haislip, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject site is 3.31 acres in area, zoned B.M.-A.S. The property is a triangularly shaped property with frontage on Woodlawn Drive, not far from Security Boulevard in Woodlawn. Presently, the site is improved with an existing one story building, accessory parking and a storage area. As noted above, the site

is the home of the business known as Security Nissan.

Proffered testimony and evidence presented was that the site is of unique size and configuration. Despite its acreage, the property has limited frontage on Woodlawn Drive and extends a significant depth to the rear. It is also of note that the property immediately abuts a storm drain easement area owned by Baltimore County. This easement area is wooded and greatly reduces visibility to the subject site from Security Boulevard.

In view of these site constraints and characteristics, the Petitioner proposes a pole mounted sign as shown on the site plan. It was indicated that the sign is necessary to advise potential customers of the business location. Proffered testimony was that a significant portion of business volume is drawn to the site by signage and the property's unique characteristics as described above, limits the site's visibility from the major arterial road in the area; namely, Security Boulevard.

As noted above, there were no interested persons or Protestants at the hearing. Moreover, the variance enjoys the support of the Office of Planning which recommends approval based on actual field conditions.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioner has satisfied the requirements of Section 307 of the BCZR, as construed by the case law. The property's size and configuration surely are unusual characteristics which makes the property unique. Moreover, the Petitioner would suffer a practical difficulty if variance relief were denied. Moreover, there will be no adverse impact on surrounding properties.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

-2-

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16<sup>th</sup> day of April 1997 that a variance from Sections , be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn

DATE: 4/16/97  
BY: [Signature]  
JUL 21 1997

-3-



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

April 15, 1997

Lawrence F. Haislip, Esquire  
Miles and Stockbridge  
600 Washington Avenue, Suite 300  
Towson, Maryland 21204

RE: Case No. 97-374-A  
Petition for Zoning Variance  
Petitioners: Joseph Levy, et al/Tricaz LLC, t/a Security Nissan  
Property: 1701 Woodlawn Drive, Dist. 1C2

Dear Mr. Haislip:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmn

att: Mr. Ferdinand H. Onnen, Security Nissan, 1701 Woodlawn Drive  
c: Baltimore, Maryland 21207

Printed with Soy based Ink  
on Recycled Paper



## Petition for Variance

to the Zoning Commissioner of Baltimore County  
for the property located at 1701 Woodlawn Drive, Dist. 1C2  
which is presently zoned B.M.-A.S.

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 413.2.F and 413.5.D, to permit a free standing sign 39 feet high and 320 square feet in area in lieu of the permitted maximum of 25 feet high and 100 square feet, respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or greatest difficulty) In order to permit the erection of a free standing business sign having a height of 39' overall, and an area of 320 square feet overall to conform to the marketing program for Nissan Motor Cars, and to provide adequate signage given the location of the subject property relative to adjacent arterial traffic patterns, and for such other reasons as shall be presented at the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee  
TRICAZ, LLC d/b/a  
SECURITY NISSAN  
(Type or Print Name)  
By: *Ferdinand H. Onnen*  
Ferdinand H. Onnen  
1701 Woodlawn Drive  
Baltimore, Maryland 21207  
Date: 4/16/97  
Attorney for Petitioner  
Lawrence F. Haislip  
(Type or Print Name)  
Miles & Stockbridge  
600 Washington Avenue, Suite 300 823-8234  
Towson, Maryland 21204  
City: State: Zip: Phone No.

Legal Owner(s)  
JOSEPH LEVY  
(Type or Print Name)  
Signature: *Joseph Levy*  
EMANUEL LEVY  
(Type or Print Name)  
Signature: *Emanuel Levy*  
c/o Mr. Ferd Onnen  
1701 Woodlawn Drive  
Baltimore, Maryland 21207  
Date: 4/16/97  
Name: Address and phone number or representative to be contacted  
Lawrence F. Haislip  
Miles & Stockbridge  
600 Washington Avenue, Suite 300 823-8234  
Towson, Maryland 21204  
City: State: Zip: Phone No.

ESTIMATED LENGTH OF HEARING: 1 hr.  
The following is/are responsible for hearing: [Signature]  
[Signature]  
[Signature]

Printed with Soy based Ink  
on Recycled Paper

Paul Lee P.E.

97-374-A

Paul Lee Engineering Inc.  
304 W. Pennsylvania Ave.  
Towson, Maryland 21206  
410-821-5261

#### DESCRIPTION

#1701 WOODLAWN DRIVE  
ELECTION DISTRICT 1C2  
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the east side of Woodlawn Drive, said point also being located 150'± northerly from the center of Security Boulevard, thence leaving said east side of Woodlawn Drive (1) North 80°41'04" East 70.00 feet, (2) South 86°55'32" East 148.43 feet, and (3) by a curve to the right with a radius of 2614.00 feet for a length of 52.45 feet; thence (4) North 67°53'15" East 514.19 feet, and (5) North 81°09'16" West 808.38 feet to the east side of Woodlawn Drive, thence running with and binding on said east side of Woodlawn Drive by a curve to the right with a radius of 1140.00 feet for a distance of 323.31 feet to the point of beginning. Containing 3.31 acres ± of land.



Engineers - Surveyors - 1976

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/30, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/30, 1997.

THE JEFFERSONIAN,

A. Henickson  
LEGAL AD. - TOWSON

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing to receive testimony and evidence on the proposed Variance on the property located as follows:

Case #97-374-A  
1701 Woodlawn Drive  
1701 Woodlawn Drive, Dist. 1C2  
of Security Boulevard  
1st Election District

2nd Councilmanic District  
Legal Owner(s):  
Joseph Levy and Emanuel Levy  
Contract Purchaser:  
Tricaz, LLC, t/a Security Nissan

Variance: To permit a free-standing sign 39 feet high and 320 square feet in area in lieu of the permitted maximum of 25 feet high and 100 square feet in area.  
Hearing: Monday, April 7, 1997 at 2:00 a.m. in Rm. 114, Old Courthouse.

1. LAWRENCE F. SCHMIDT, Zoning Commissioner for Baltimore County  
NOTES: (1) Hearings are held on Wednesdays, for special accommodations please call 887-3391.  
(2) The information concerning the file number hearing, please call 887-3391.  
3/26 March 20 017255

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 032671  
DATE 3/6/97 ACCOUNT 374 BY JLL.  
AMOUNT \$ 250.00  
RECEIVED FROM: MILES & STOCKBRIDGE  
FOR: C.VEILING.  
0347180070MICHC \$250.00  
VALIDATION: 0347180070MICHC \$250.00  
PRINTED: THE COUNTY CLERK, BALTIMORE  
COUNTY CLERK - BALTIMORE, MARYLAND



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Ave.  
Towson, Maryland 21204

#### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 97-374-A

Petitioner: LEVY

Location: 1701 WOODLAWN DR.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: FERDINAND ONNEN OF TRICAZ LLC

ADDRESS: 1701 WOODLAWN DR.

BALTO, MD 21207

PHONE NUMBER: 410 823 8234

AJ:ggg

(Revised 09/24/96)

Printed with Soy based Ink  
on Recycled Paper



**CERTIFICATE OF POSTING**

RE: Case # 97-374-A

Petitioner/Developer:  
(Security Nissan)  
Date of Hearing/Posting:  
(April 7, 1997)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at \_\_\_\_\_  
1701 Woodlawn Drive Baltimore, Maryland 21207

The sign(s) were posted on \_\_\_\_\_ March 28, 1997  
(Month, Day, Year)

Sincerely,

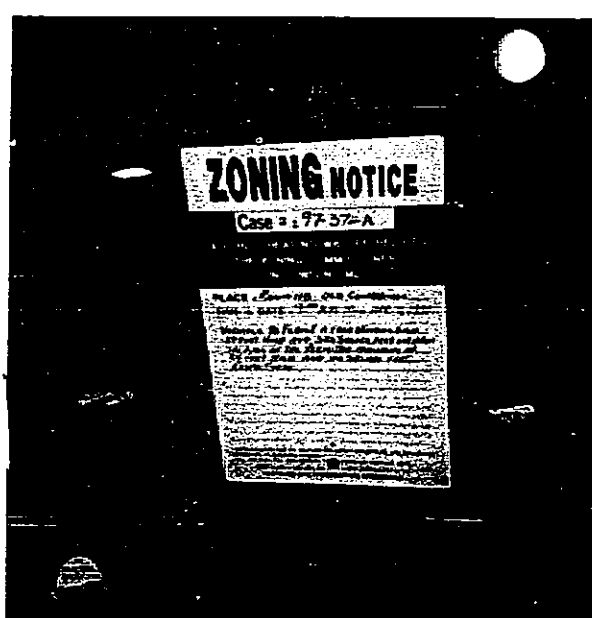
*Thomas P. Ogle, Sr.*  
(Signature of Signer & Date)

Thomas P. Ogle, Sr.  
(Printed Name)

325 Nicholson Road  
(Address)

Baltimore, Maryland 21221

(410) 687-8485  
(Telephone Number)



97-374-A

Exhibit B

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than 3/16/97

Format for Sign Printing, Black Letters on White Background:

**ZONING NOTICE**

Case No.: 97-374-A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD.

PLACE:

DATE AND TIME:

REQUEST: TO PERMIT A FREESTANDING SIGN 39 FT. HIGH  
AND 320 SQ. FT. IN AREA IN LIEU OF THE PERMITTED MAXIMUM  
OF 25 FT. HIGH AND 100 SQ. FT. IN AREA RESPECTIVELY

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW  
HANDICAPPED ACCESSIBLE

996  
post 4.doc

TO: POTENTIAL PUBLISHERS COMPANY  
March 20, 1997 Issue - Jeffersonian

Please forward billing to:

Ferdinand Omen  
TRICAZ LLC  
1701 Woodlawn Drive  
Baltimore, MD 21207  
823-8234

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-374-A

1701 Woodlawn Drive  
1/8 Woodlawn Drive, 150' N of Security Boulevard  
1st Election District - 2nd Councilmanic  
Legal Owner(s): Joseph Levy and Samuel Levy  
Contract Purchaser: Tricaz, LLC, 1/8 Security Nissan

Variance to permit a free-standing sign 39 feet high and 320 square feet in area in lieu of the permitted maximum of 25 feet high and 100 square feet, respectively.

HEARING: MONDAY, APRIL 7, 1997 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3391.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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1701 Woodlawn Drive  
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Variance to permit a free-standing sign 39 feet high and 320 square feet in area in lieu of the permitted maximum of 25 feet high and 100 square feet, respectively.

HEARING: MONDAY, APRIL 7, 1997 at 9:00 a.m. in Room 118, Old Courthouse.

*Arnold Jablon*  
(Signature)

Arnold Jablon  
Director

cc: Ferdinand H. Omen  
Lawrence F. Haislip, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MARCH 28, 1997.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3391.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink  
on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 31, 1997

Lawrence F. Haislip, Esquire  
Miles & Stockbridge  
600 Washington Avenue, Suite 300  
Towson, MD 21204

RE: Item No.: 374  
Case No.: 97-374-A  
Petitioner: Joseph Levy, et al

Dear Mr. Haislip:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 6, 1997.

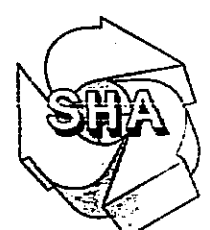
Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (including the applicant, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

*Carl P. Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 3-14-97 JLL  
Item No. 374

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Ronald Burns*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_  
Maryland Relay Service for the Hearing Impaired  
1-800-735-6258  
Mailing Address: P.O. Box 217 + Baltimore, MD 21201  
Street Address: 707 North Charles Street, Baltimore, MD 21201

BALTIMORE COUNTY, MARYLAND

**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director  
Department of Permits and Development Management

DATE: March 20, 1997

FROM: Arnold F. 'Pat' Keller, III, Director  
Office of Planning

SUBJECT: 1701 Woodlawn Drive

**INFORMATION:**

Item Number: 374  
Petitioner: Tricaz, LLC d/b/a Security Nissan  
Property Size: \_\_\_\_\_  
Zoning: RM-AS  
Requested Action: Variance  
Hearing Date: \_\_\_\_\_

**SUMMARY OF RECOMMENDATIONS:**

Staff has met with the applicant's attorney, Mr. Haislip, and based upon the information provided and a site inspection at the subject property, this office believes that the requested variance is warranted.

Staff has requested that the applicant enhance the appearance of the property by upgrading the existing landscape treatment of the site.

Should the applicant's request be granted, staff recommends that a landscape plan showing these improvements be made part of the case file in this matter.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Kerns*

AFK/JL:rdn

ITEM374/PZ0NE/ZAC1

BALTIMORE COUNTY, MARYLAND

**INTEROFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: March 24, 1997

FROM: *Robert W. Bowling*, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for March 24, 1997  
Item No. 374

The Development Plans Review Division has reviewed the subject zoning item.

Recommend that a streetscape planting be required that is in accordance with the landscape manual.

RWB:HJO:cab

cc: File

ZONE324.374



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM  
FROM: R. Bruce Seeley, RBS/4P  
Permits and Development Review  
DEPRM  
SUBJECT: Zoning Advisory Committee  
Meeting Date: March 17, 97

DATE: 3/12/97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: #374

RBS:sp  
BRUCE2/DEPRM/TXTSPP

PETITION PROBLEMS

#368 --- RT

- No section number or request wording on petition form.

#374 --- JLL

- Petition says zoning is "BM-AS", folder says "BL-AS" -- which is correct?
- No telephone number for legal owner.
- Need title of person signing for contract purchaser.
- Sign form is incomplete/incorrect.

#375 --- MJK

- Need authorization for person signing for legal owners.
- Sign form is incomplete/incorrect.

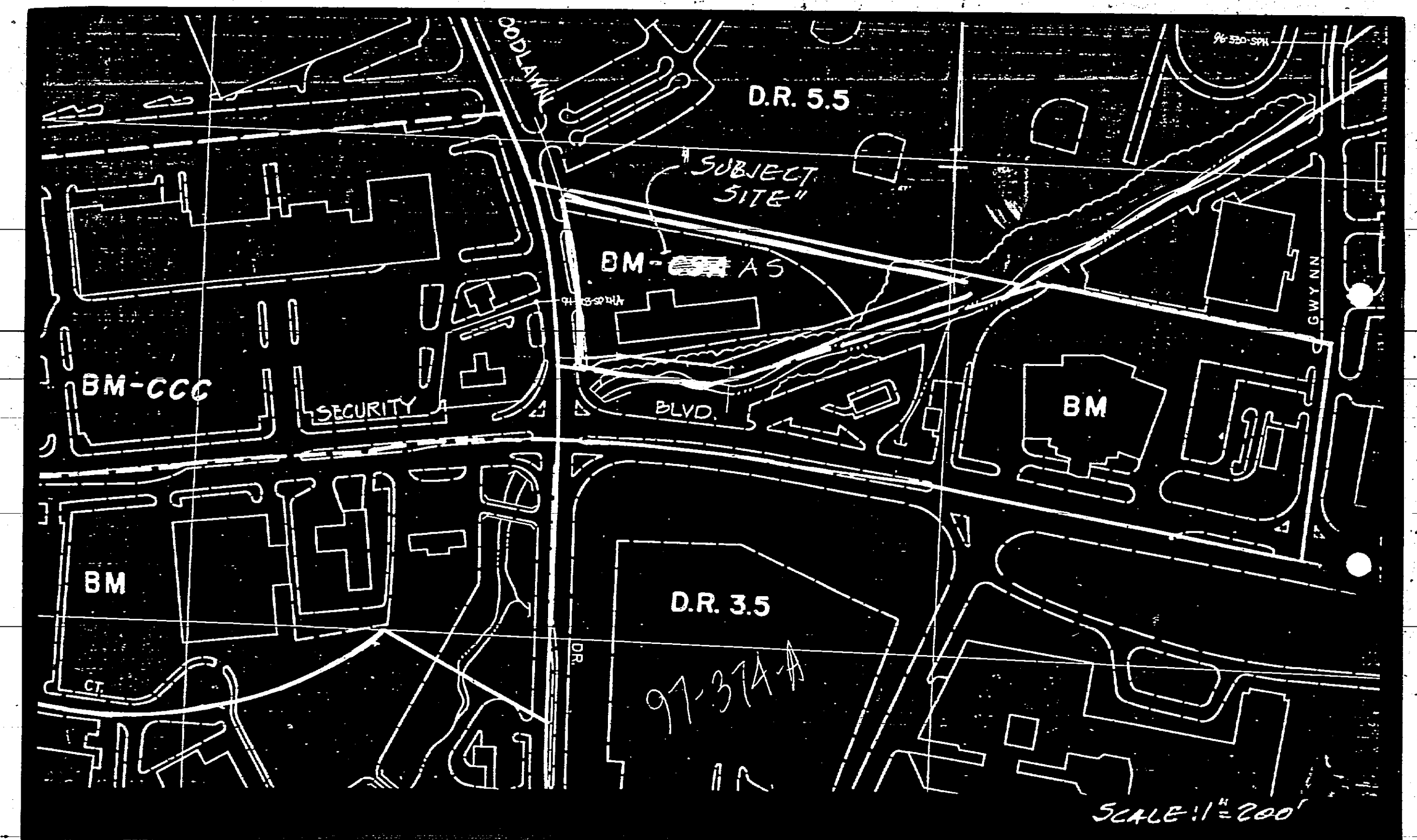
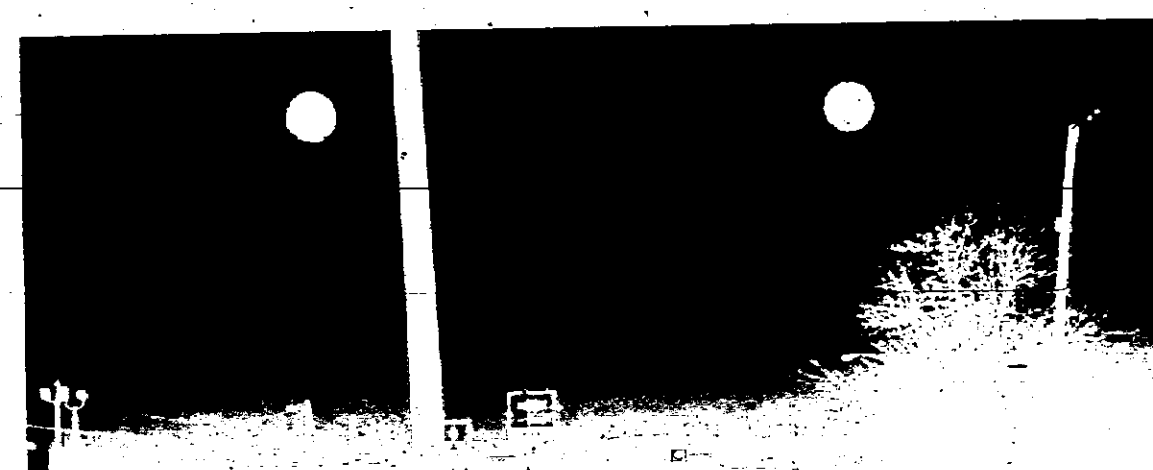
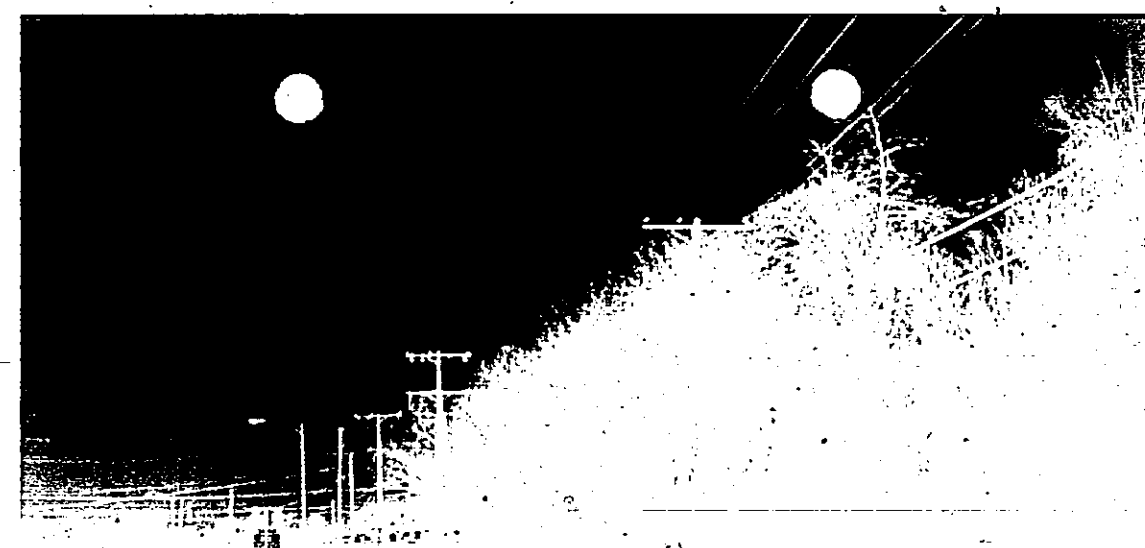
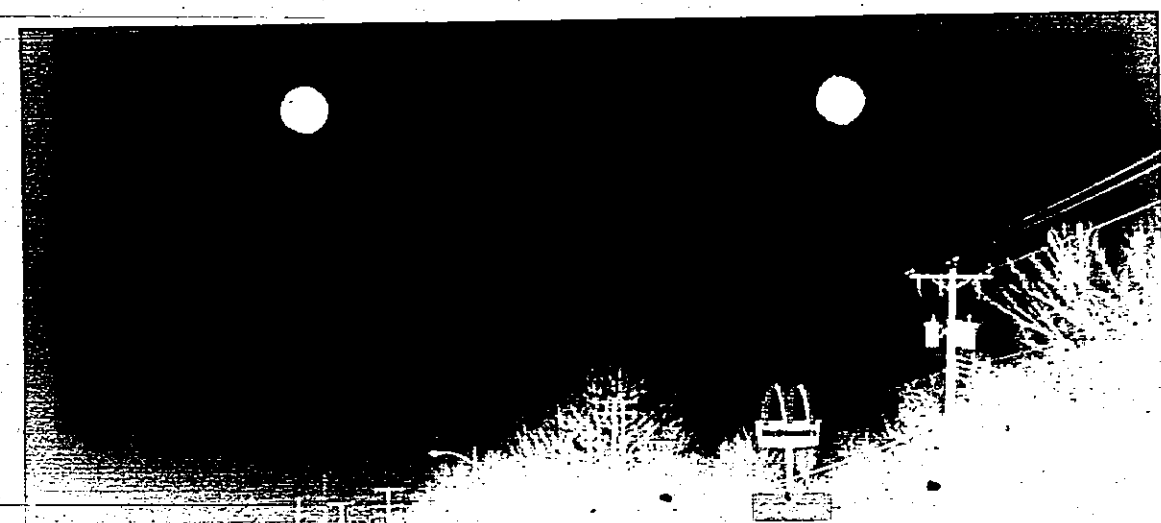
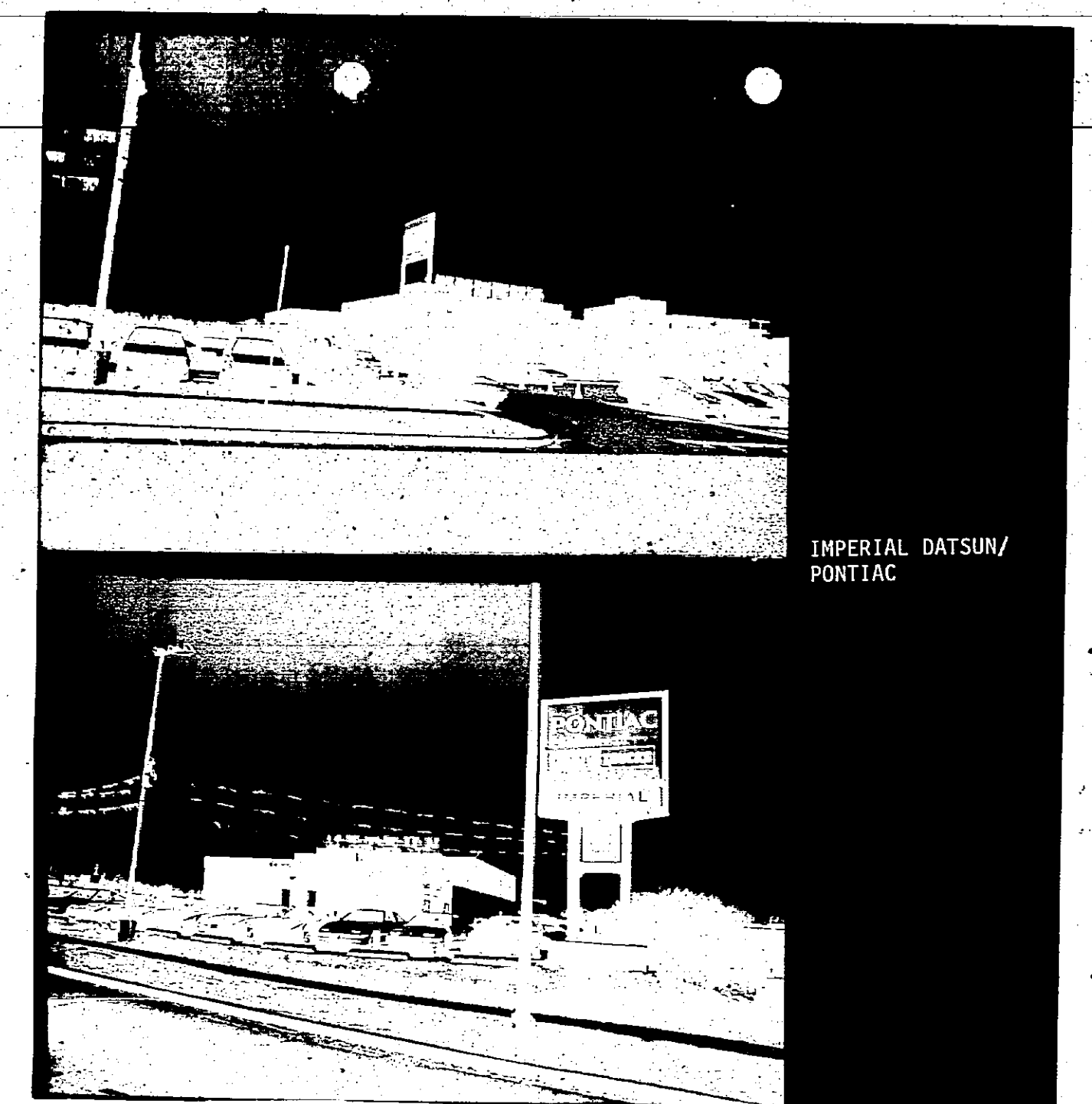
3/11/97

PLEASE PRINT CLEARLY

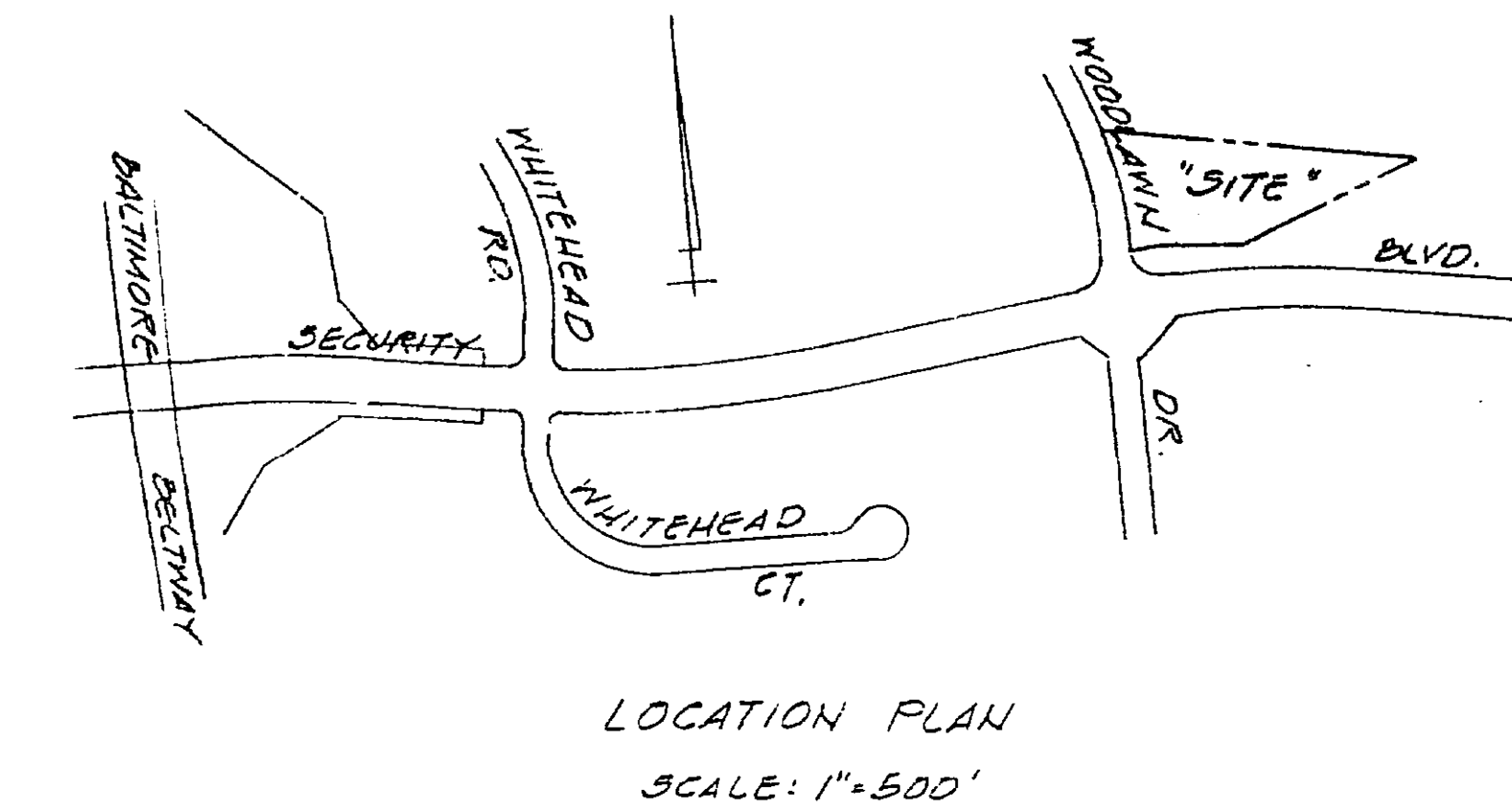
PETITIONER(S) SIGN-IN SHEET 97-374-A

NAME	ADDRESS
FORD H. ONNEN	50 CHADWICK RD LUTHERVILLE MD 21093
LISA M. VASTARDIS	43395 WILDOSECT. ASHBURN VA 20147
LAURENCE P. HANSLIP	Towson MD (Council)
PAUL LEE	Towson MD
Representing	
FORD	NISSAN
FORD H. ONNEN President	
TOWSON FORD 926 York Road Towson, MD 21204 (410) 523-3131	SECURITY NISSAN 1701 Woodlawn Drive Baltimore, MD 21207 (410) 528-4400

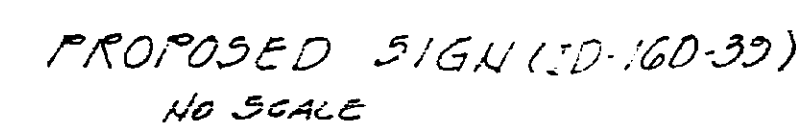
Printed with Soy-based Ink on Recycled Paper







1. AREA OF PROPERTY = 3.31 AC. ± (GROSS = 3.53 AC. ±)
2. EXIST. ZONING OF PROPERTY = "BM - A5 "
3. EXIST. USE OF PROPERTY = "SECURITY NISSAN- AUTO SALES & SERVICES"
4. PROP. ZONING OF PROPERTY = "BM - A5 "
5. PROP. USE OF PROPERTY = "SECURITY NISSAN- AUTO SALES & SERVICES"
6. REQUIRED OFF-STREET PARKING :
  - A. EXIST. OFFICES = 594 S.F. @ 3.1/1000 = 1.96
  - B. EXIST. SERVICE AREA = 10,231 S.F. @ 3.1/1000 = 36.07
  - C. EXIST. SHOWROOM AREA = 2,728 S.F. @ 5/1000 = 13.64
  - D. EXIST. PARTS AREA = 1,778 S.F. @ 5/1000 = 5.87
  - E. TOTAL PARKING SPACES REQUIRED = 57.54 = 58 P.S.
7. NUMBER OF PARKING SPACES SHOWN = 132 P.S.
8. PETITIONER REQUESTING A VARIANCE TO SECT. 413.2.F & 413.5.D OF THE DCCR TO PERMIT A TOTAL SIGN AREA OF 320 S.F. (160 S.F./FACE) IN LIEU OF THE PERMITTED 100 S.F. (50 S.F./FACE) AND A SIGN 39' HIGH IN LIEU OF THE PERMITTED 25' (A VARIANCE OF 220 S.F. AND 14').
9. PROPOSED SIGN TO BE INSTALLED ON EX. CONC. BASE OF OLD SIGN
10. PERMITTED P.A.R. = 4.2; EXISTING P.A.R. = 17279.4/144183.6 = 0.12
11. PROPERTY SERVED BY PUBLIC UTILITIES.

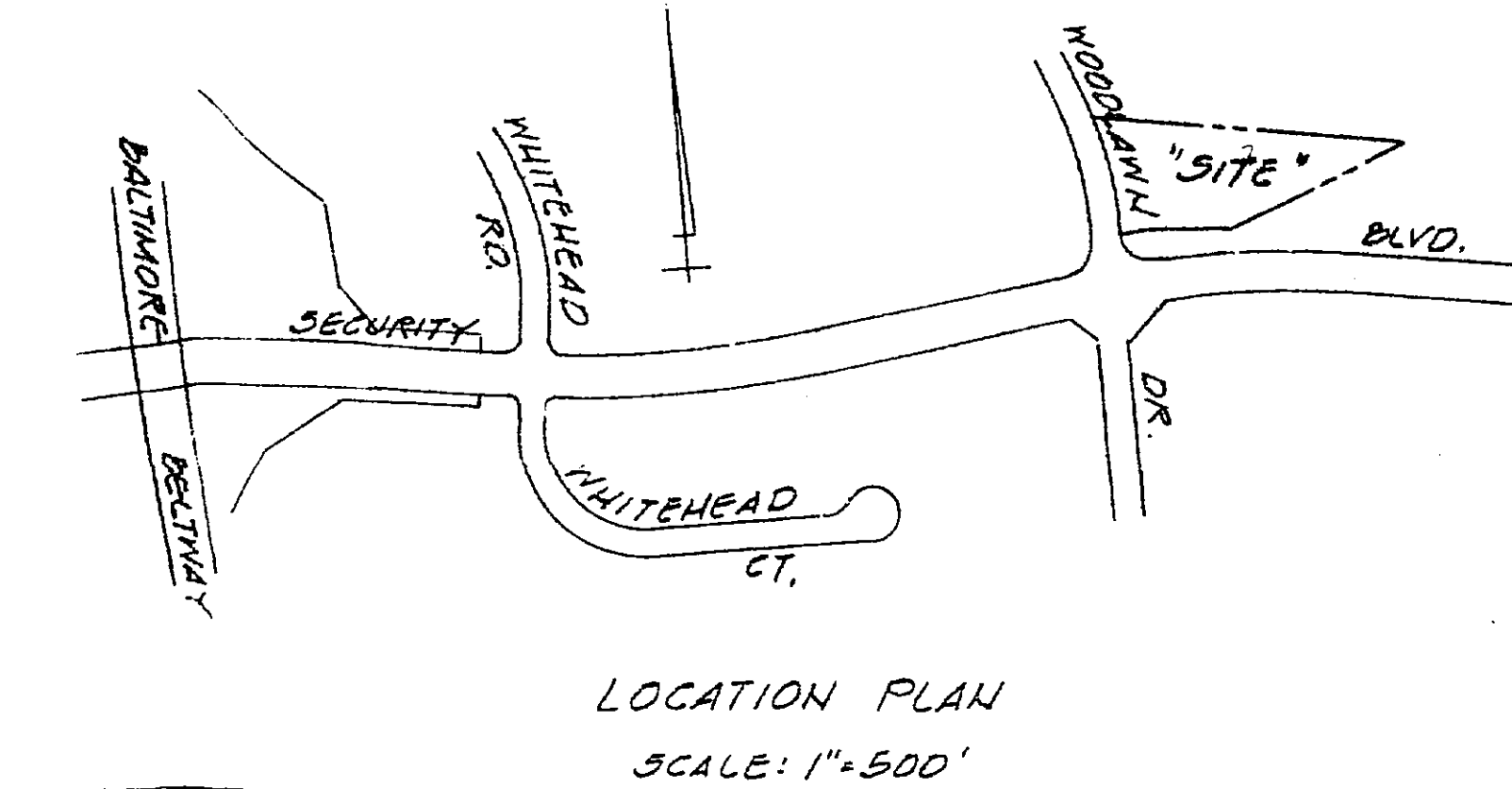


LESSEE:  
SECURITY HISSAN  
1701 WOODLAWN DRIVE  
BALTIMORE, MARYLAND 21207

PAUL LEE ENGINEERING, INC.  
304 W. PENNSYLVANIA AVE.  
TOWSON, MARYLAND-21204







1. AREA OF PROPERTY = 3.31 AC. <sup>2</sup> (GROSS = 3.5346 <sup>2</sup>)
2. EXIST. ZONING OF PROPERTY = "BM - A5 "
3. EXIST. USE OF PROPERTY = "SECURITY NISSAN-AUTO SALES & SERVICES"
4. PROP. ZONING OF PROPERTY = "BM - A5 "
5. PROP. USE OF PROPERTY = "SECURITY NISSAN - AUTO SALES & SERVICES"
6. REQUIRED OFF-STREET PARKING :
  - A. EXIST. OFFICES = 594 S.F. @ 3.31/1000 = 1.96
  - B. EXIST. SERVICE AREA = 10,331 S.F. @ 3.31/1000 = 36.07
  - C. EXIST. SHOWROOM AREA = 2,728 S.F. @ 5/1000 = 13.64
  - D. EXIST. PARTS AREA = 1,776 S.F. @ 5/1000 = 5.87
  - E. TOTAL PARKING SPACES REQUIRED = 57.54 = 58 PS.
7. NUMBER OF PARKING SPACES SHOWN = 132 PS.
8. PETITIONER REQUESTING A VARIANCE TO SECT. 413.2.F & 413.5D OF THE BOZR TO PERMIT A TOTAL SIGN AREA OF 320 S.F. (160 S.F./FACE) IN LIEU OF THE PERMITTED 100 S.F. 50 S.F./FACE) AND A SIGN 33" HIGH IN LIEU OF THE PERMITTED 25" (A VARIANCE OF 320 S.F. AND 14").
9. "PROPOSED SIGN TO BE INSTALLED ON EX. CONC. BASE OF OLD SIGN
10. PERMITTED P.A.R. = 4.0; EXISTING P.A.R. = 17279.4/144183.6 = 0.12
11. PROPERTY SERVED BY PUBLIC UTILITIES.

$\frac{1}{2} = 1 - \frac{1}{2}$

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